

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/29 AMBER CRESCENT NARRE WARREN VIC 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,500

Property type

Unit

Suburb

Narre Warren

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/3 ELLENVALE DRIVE NARRE WARREN VIC 3805	\$720,000	08-May-25
1/53 ANACONDA ROAD NARRE WARREN VIC 3805	\$670,000	24-Jan-26
9/52-54 SHINNERS AVENUE BERWICK VIC 3806	\$710,000	15-Dec-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 August 2026

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1/3 ELLENVALE DRIVE NARRE WARREN VIC 3805

 3
  2
  1

Sold Price **\$720,000** Sold Date **08-May-25**

Distance **0.16km**



1/53 ANACONDA ROAD NARRE WARREN VIC 3805

 -
  -
  -

Sold Price **\$670,000** Sold Date **24-Jan-26**

Distance **0.69km**



9/52-54 SHINNERS AVENUE BERWICK VIC 3806

 3
  2
  2

Sold Price **\$710,000** Sold Date **15-Dec-25**

Distance **1.47km**

RS = Recent sale **UN** = Undisclosed Sale

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