

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

1/80 ANACONDA ROAD 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Sep 2025

to

31 Aug 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

2/18 BLACKWOOD DRIVE NARRE WARREN VIC 3805	\$585,000	10-Jun-26
1/55 PROSPECT HILL ROAD NARRE WARREN VIC 3805	\$550,000	13-May-26
2/14-16 VICTORIA ROAD NARRE WARREN VIC 3805	\$580,000	26-Jun-26

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: 09 September 2026

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**2/18 BLACKWOOD DRIVE NARRE
WARREN VIC 3805**

 2  1  1

Sold Price

\$585,000

Sold Date

10-Jun-26

Distance

1.21km



**1/55 PROSPECT HILL ROAD NARRE
WARREN VIC 3805**

 2  1  1

Sold Price

\$550,000

Sold Date

13-May-26

Distance

1.32km



**2/14-16 VICTORIA ROAD NARRE
WARREN VIC 3805**

 2  1  1

Sold Price

^{RS} **\$580,000**

Sold Date

26-Jun-26

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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