

Property Price Statement
Single residential property
located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 13/10/26

Property offered for sale

Address
Including suburb and
postcode

117 NARRE WARREN ROAD CRANBOURNE VIC 3977

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
House	1	-	2	-	630m ²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

\$1,700,000

or

Range between

&

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median Price

\$723,500

Property type

House

Suburb

Cranbourne

Period: from

01 Oct 2025

to

30 Sep 2026

Source

Cotality