

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 PARK SQUARE NARRE WARREN SOUTH 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,500

Property type

House

Suburb

Narre Warren South

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

14 DELHUNTLY RISE NARRE WARREN SOUTH VIC 3805	\$945,000	22-Jan-26
64 LITTLECROFT AVENUE NARRE WARREN SOUTH VIC 3805	\$950,000	07-May-26
18 OSMINGTON CIRCLE NARRE WARREN SOUTH VIC 3805	-	19-Jun-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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**14 DELHUNTLY RISE NARRE
WARREN SOUTH VIC 3805**

 5  2  2

Sold Price **\$945,000** Sold Date **22-Jan-26**

Distance **0.67km**



**64 LITTLECROFT AVENUE NARRE
WARREN SOUTH VIC 3805**

 5  2  2

Sold Price ^{RS} **\$950,000** Sold Date **07-May-26**

Distance **1.06km**



**18 OSMINGTON CIRCLE NARRE
WARREN SOUTH VIC 3805**

 5  2  2

Sold Price ^{RS UN} **-** Sold Date **19-Jun-26**

Distance **-**

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

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