

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

18 Ellenvale Drive, Narre Warren Vic 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000

&

\$960,000

Median sale price

Median price \$810,000

Property Type House

Suburb Narre Warren

Period - From 01/04/2025

to

31/03/2026

Source REIV

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 six 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	32 Christina St NARRE WARREN 3805	\$906,000	13/03/2026
2	23 Kurrajong Rd NARRE WARREN 3805	\$950,000	19/02/2026
3	12 Jolimont Pl NARRE WARREN 3805	\$908,000	25/11/2025

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 six months.~~

This Statement of Information was prepared on:

10/04/2026 12:29



 3  2  4

Property Type: House

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



32 Christina St NARRE WARREN 3805 (REI)

Agent Comments

 3  2  2

Price: \$906,000

Method: Private Sale

Date: 13/03/2026

Property Type: House

Land Size: 585 sqm approx



23 Kurrajong Rd NARRE WARREN 3805 (REI/VG)

Agent Comments

 3  2  2

Price: \$950,000

Method: Private Sale

Date: 19/02/2026

Property Type: House

Land Size: 596 sqm approx



12 Jolimont PI NARRE WARREN 3805 (REI/VG)

Agent Comments

 3  2  2

Price: \$908,000

Method: Private Sale

Date: 25/11/2025

Property Type: House

Land Size: 654 sqm approx