

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

2/48 HANLEY STREET 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

\$585,000

&

\$643,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Narre Warren

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

3/48 HANLEY STREET NARRE WARREN VIC 3805	\$610,000	23-Jun-26
1/9 AZALEA COURT NARRE WARREN VIC 3805	\$618,888	16-Mar-26
3/11 SWEENEY DRIVE NARRE WARREN VIC 3805	\$635,000	02-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.~~

This Statement of Information was prepared on: 10 July 2026

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**3/48 HANLEY STREET NARRE
WARREN VIC 3805**

 2  2  1

Sold Price

^{RS}

\$610,000

Sold Date

23-Jun-26

Distance

0.01km



**1/9 AZALEA COURT NARRE
WARREN VIC 3805**

 2  1  -

Sold Price

\$618,888

Sold Date

16-Mar-26

Distance

0.8km



**3/11 SWEENEY DRIVE NARRE
WARREN VIC 3805**

 2  2  1

Sold Price

^{RS}

\$635,000

Sold Date

02-Jun-26

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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