

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

2/49 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

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,500

Property type

Unit

Suburb

Narre Warren

Period-from

01 Apr 2025

to

31 Mar 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

5 RIVALIRA PLACE BERWICK VIC 3806	\$770,000	06-Feb-26
3 RIVALIRA PLACE BERWICK VIC 3806	\$775,000	02-Apr-26
3/6 QUEENS COURT BERWICK VIC 3806	\$815,000	17-Jan-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: 24 April 2026

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5 RIVALIRA PLACE BERWICK VIC 3806

 3  2  -

Sold Price

\$770,000

Sold Date **06-Feb-26**

Distance **1.36km**



3 RIVALIRA PLACE BERWICK VIC 3806

 3  2  1

Sold Price

^{RS} **\$775,000**

Sold Date **02-Apr-26**

Distance **1.36km**



3/6 QUEENS COURT BERWICK VIC 3806

 3  2  2

Sold Price

\$815,000

Sold Date **17-Jan-26**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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