

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 BEETHOVEN DRIVE 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

\$845,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Feb 2025

to

31 Jan 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

11 LUPIN COURT CRANBOURNE NORTH VIC 3977	\$850,800	10-Feb-26
6 CHESHIRE PLACE NARRE WARREN SOUTH VIC 3805	\$880,000	03-Feb-26
26 MOONBEAM CLOSE NARRE WARREN SOUTH VIC 3805	\$925,000	25-Nov-25

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 February 2026



11 LUPIN COURT CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price

^{RS}

\$850,800

Sold Date

10-Feb-26

Distance

1.74km



6 CHESHIRE PLACE NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price

^{RS}

\$880,000

Sold Date

03-Feb-26

Distance

1.29km



26 MOONBEAM CLOSE NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price

\$925,000

Sold Date

25-Nov-25

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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