

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

21/2 DON BOSCO DRIVE 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,500

Property type

Unit

Suburb

Narre Warren

Period-from

01 Aug 2025

to

31 Jul 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

5/2 DON BOSCO DRIVE NARRE WARREN VIC 3805	\$300,000	23-Jul-26
24/2 DON BOSCO DRIVE NARRE WARREN VIC 3805	\$300,000	28-Jan-26
33/2 DON BOSCO DRIVE NARRE WARREN VIC 3805	\$300,000	11-Jun-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: 19 August 2026



5/2 DON BOSCO DRIVE NARRE WARREN VIC 3805

3 2 2

Sold Price

^{RS} **\$300,000** ^{UN}

Sold Date

23-Jul-26

Distance

0km



24/2 DON BOSCO DRIVE NARRE WARREN VIC 3805

3 2 1

Sold Price

\$300,000

Sold Date

28-Jan-26

Distance

0km



33/2 DON BOSCO DRIVE NARRE WARREN VIC 3805

2 2 1

Sold Price

Sold Date

11-Jun-26

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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