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	29 TERRAPIN 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	$650,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$862,500	Property type	House	Suburb	Narre Warren South
Period-from	01 Jun 2025	to	31 May 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
2 THELMA RISE HAMPTON PARK VIC 3976	$650,000	13-Mar-26
15 MEREDITH CRESCENT HAMPTON PARK VIC 3976	$697,900	15-Jun-26
17 CIRRUS CLOSE HAMPTON PARK VIC 3976	$679,000	05-May-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.~~

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2 THELMA RISE HAMPTON PARK VIC 3976

3 1 1

Sold Price **$650,000** Sold Date **13-Mar-26**

Distance **0.71km**

15 MEREDITH CRESCENT HAMPTON PARK VIC 3976

3 1 2

Sold Price RS **$697,900** Sold Date **15-Jun-26**

Distance **0.8km**

17 CIRRUS CLOSE HAMPTON PARK VIC 3976

3 1 1

Sold Price **$679,000** Sold Date **05-May-26**

Distance **1.13km**

RS = Recent sale **UN** = Undisclosed Sale

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