

## 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

68 SWEENEY DRIVE NARRE WARREN VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 32 IRELAND AVENUE NARRE WARREN VIC 3805 | \$680,000 | 17-Jun-26 |
| 6 TINGLE CLOSE NARRE WARREN VIC 3805    | \$725,000 | 14-Apr-26 |
| 15 KENT ROAD NARRE WARREN VIC 3805      | \$787,000 | 20-Apr-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



## 32 IRELAND AVENUE NARRE WARREN VIC 3805

3 1 2

Sold Price <sup>RS</sup> **\$680,000** <sup>UN</sup> Sold Date **17-Jun-26**

Distance **0.88km**



## 6 TINGLE CLOSE NARRE WARREN VIC 3805

3 1 2

Sold Price **\$725,000** Sold Date **14-Apr-26**

Distance **0.4km**



## 15 KENT ROAD NARRE WARREN VIC 3805

3 1 2

Sold Price **\$787,000** Sold Date **20-Apr-26**

Distance **0.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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