

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

8 OSMINGTON CIRCLE 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

\$820,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$868,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jul 2025

to

30 Jun 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

4 ASHMORE AVENUE NARRE WARREN SOUTH VIC 3805	\$865,000	26-May-26
15 OSMINGTON CIRCLE NARRE WARREN SOUTH VIC 3805	\$862,500	29-May-26
10 WELLSRING WAY NARRE WARREN SOUTH VIC 3805	\$835,000	27-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: 14 July 2026

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**4 ASHMORE AVENUE NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price

^{RS}

\$865,000

Sold Date **26-May-26**

Distance **0.07km**



**15 OSMINGTON CIRCLE NARRE
WARREN SOUTH VIC 3805**

3 2 2

Sold Price

^{RS}

\$862,500

Sold Date **29-May-26**

Distance **0.09km**



**10 WELLSRING WAY NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price

\$835,000

Sold Date **27-Apr-26**

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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