# 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<br>Including suburb and postcode | 105 Saffron Drive, Narre Warren, Vic 3805 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between $789,000 & $849,000

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $810,000 | Property type | *House* | Suburb | Narre Warren |

| | | | | |
|---|---|---|---|---|
| Period - From | 01/07/2025 | to | 30/06/2026 | Source: PropTrack |

## 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 six 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 |
|---|---|---|
| 22 Duncan Street, Narre Warren, VIC 3805 | $851,000 | 07/07/2026 |
| 15 Ainsleigh Court, Narre Warren, VIC 3805 | $890,000 | 12/03/2026 |
| 8 Raphael Street, Hallam, VIC 3803 | $750,000 | 15/06/2026 |

**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 six months.~~

This Statement of Information was prepared on: 10/07/2026