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	2 PAIGE STREET 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	$880,000	&	$960,000

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
4 BURGUNDY WAY NARRE WARREN SOUTH VIC 3805	$860,000	29-May-26
2 MARTIN COURT BERWICK VIC 3806	$930,000	24-Apr-26
11 SOUTHERN BOULEVARD NARRE WARREN SOUTH VIC 3805	$900,000	23-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.~~

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4 BURGUNDY WAY NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price RS $860,000 Sold Date 29-May-26

Distance 1.06km



2 MARTIN COURT BERWICK VIC 3806

4 2 2

Sold Price RS $930,000 UN Sold Date 24-Apr-26

Distance 1.97km



11 SOUTHERN BOULEVARD NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price $900,000 Sold Date 23-Apr-26

Distance 1.37km

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

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