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	88 SAFFRON DRIVE NARRE WARREN 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	$860,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$800,000	Property type	House	Suburb	Narre Warren
Period-from	01 Apr 2025	to	31 Mar 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.

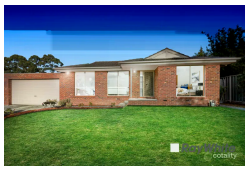
Address of comparable property	Price	Date of sale
64 JACKSONS ROAD NARRE WARREN VIC 3805	$832,000	26-Mar-26
48 NETTLE DRIVE HALLAM VIC 3803	$800,000	30-Nov-25
44 ANACONDA ROAD NARRE WARREN VIC 3805	$850,000	22-Dec-25

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: 29 April 2026

Harcourts
Ming Wang
P 0433568112
M 0433568112
E ming.wang@harcourts.com.au



64 JACKSONS ROAD NARRE WARREN VIC 3805

3 2 2

Sold Price RS $832,000 Sold Date 26-Mar-26

Distance 1.8km



48 NETTLE DRIVE HALLAM VIC 3803

3 2 2

Sold Price $800,000 Sold Date 30-Nov-25

Distance 0.76km



44 ANACONDA ROAD NARRE WARREN VIC 3805

3 2 2

Sold Price $850,000 Sold Date 22-Dec-25

Distance 1.86km

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

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