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 BEETHOVEN DRIVE 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	$810,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$851,000	Property type	House	Suburb	Narre Warren South
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
13 PALAIS CLOSE NARRE WARREN SOUTH VIC 3805	$845,000	11-Mar-26
6 CHESHIRE PLACE NARRE WARREN SOUTH VIC 3805	$880,000	02-Feb-26
11 LUPIN COURT CRANBOURNE NORTH VIC 3977	$850,800	28-Jan-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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13 PALAIS CLOSE NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price RS **$845,000** Sold Date **11-Mar-26**

Distance **1.13km**



6 CHESHIRE PLACE NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price **$880,000** Sold Date **02-Feb-26**

Distance **1.29km**



11 LUPIN COURT CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price **$850,800** Sold Date **28-Jan-26**

Distance **1.74km**

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

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