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	21 HEDGEROW COURT 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	$845,000	&	$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$840,000	Property type	House	Suburb	Narre Warren South
Period-from	01 Feb 2025	to	31 Jan 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
44 COBBLESTONE AVENUE NARRE WARREN SOUTH VIC 3805	$907,000	19-Feb-26
14 ERNEST CRESCENT NARRE WARREN SOUTH VIC 3805	$880,000	22-Dec-25
134 THE PROMENADE NARRE WARREN SOUTH VIC 3805	$875,000	01-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.~~

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44 COBBLESTONE AVENUE NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price RS $907,000 Sold Date 19-Feb-26

Distance 0.27km



14 ERNEST CRESCENT NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price $880,000 Sold Date 22-Dec-25

Distance 1.72km



134 THE PROMENADE NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price $875,000 Sold Date 01-Dec-25

Distance 1.75km

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

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