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	7 EARLWOOD 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	$795,000	&	$874,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$825,000	Property type	House	Suburb	Narre Warren South
Period-from	01 Nov 2024	to	31 Oct 2025	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 DELHUNTLY RISE NARRE WARREN SOUTH VIC 3805	$898,000	25-Sep-25
15 OLIVER COURT NARRE WARREN SOUTH VIC 3805	$851,500	19-Oct-25
6 SCHULER COURT NARRE WARREN VIC 3805	$838,000	09-Oct-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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4 DELHUNTLY RISE NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price RS $898,000 Sold Date 25-Sep-25

Distance 1.47km



15 OLIVER COURT NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price RS $851,500 Sold Date 19-Oct-25

Distance 1.9km



6 SCHULER COURT NARRE WARREN VIC 3805

4 2 2

Sold Price $838,000 Sold Date 09-Oct-25

Distance 5.24km

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

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