

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

5 LEGERWOOD ROAD NARRE WARREN NORTH VIC 3804

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

\$1,590,000

&

\$1,690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,692,500

Property type

House

Suburb

Narre Warren North

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

243A BELGRAVE-HALLAM ROAD NARRE WARREN NORTH VIC 3804	\$1,600,000	06-Mar-25
166 BELGRAVE-HALLAM ROAD NARRE WARREN NORTH VIC 3804	\$1,660,000	22-Feb-25
147 BELGRAVE-HALLAM ROAD NARRE WARREN NORTH VIC 3804	\$1,555,000	21-Jan-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: 27 March 2025



**243A BELGRAVE-HALLAM ROAD
NARRE WARREN NORTH VIC 3804**

4 2 6

Sold Price ^{RS} **\$1,600,000** Sold Date **06-Mar-25**

Distance **0.44km**



**166 BELGRAVE-HALLAM ROAD
NARRE WARREN NORTH VIC 3804**

4 2 3

Sold Price **\$1,660,000** Sold Date **22-Feb-25**

Distance **0.82km**



**147 BELGRAVE-HALLAM ROAD
NARRE WARREN NORTH VIC 3804**

4 2 10

Sold Price ^{RS} **\$1,555,000** ^{UN} Sold Date **21-Jan-25**

Distance **1.71km**

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

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