

## 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

283 ORMOND ROAD NARRE WARREN SOUTH VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$920,000

&

\$970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Apr 2024

to

31 Mar 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

3 ELIDA CRESCENT NARRE WARREN SOUTH VIC 3805	\$970,000	04-Dec-24
11 FALMOUTH ROAD NARRE WARREN SOUTH VIC 3805	\$960,000	28-Nov-24
27 BEETHOVEN DRIVE NARRE WARREN SOUTH VIC 3805	\$853,000	26-Mar-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: 02 April 2025



**3 ELIDA CRESCENT NARRE  
WARREN SOUTH VIC 3805**

5 2 2

Sold Price **\$970,000** Sold Date **04-Dec-24**

Distance **0.78km**



**11 FALMOUTH ROAD NARRE  
WARREN SOUTH VIC 3805**

5 2 2

Sold Price **\$960,000** Sold Date **28-Nov-24**

Distance **0.84km**



**27 BEETHOVEN DRIVE NARRE  
WARREN SOUTH VIC 3805**

5 2 2

Sold Price <sup>RS</sup> **\$853,000** Sold Date **26-Mar-25**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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