

## 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

1 SUMMERLEA ROAD NARRE WARREN VIC 3805

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Sep 2024

to

31 Aug 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 22/7-9 DENISE COURT NARRE WARREN VIC 3805 | \$611,000 | 12-Aug-25 |
| 3 MORAN STREET NARRE WARREN VIC 3805      | \$599,000 | 30-Jun-25 |
| 1/7 FRANLEIGH DRIVE NARRE WARREN VIC 3805 | \$603,000 | 07-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: 04 September 2025



**22/7-9 DENISE COURT NARRE  
WARREN VIC 3805**

 2  1  -

Sold Price

<sup>RS</sup>

**\$611,000**

Sold Date

**12-Aug-25**

Distance

**1km**



**3 MORAN STREET NARRE  
WARREN VIC 3805**

 3  1  2

Sold Price

<sup>RS</sup>

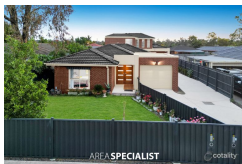
**\$599,000**

Sold Date

**30-Jun-25**

Distance

**1.98km**



**1/7 FRANLEIGH DRIVE NARRE  
WARREN VIC 3805**

 3  1  1

Sold Price

**\$603,000**

Sold Date

**07-Mar-25**

Distance

**0.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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