

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 DUNKINSON STREET NARRE WARREN 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jul 2024

to

30 Jun 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

3 STEWART AVENUE NARRE WARREN VIC 3805	\$768,000	26-Mar-25
53 RAVENSTHORPE CRESCENT NARRE WARREN VIC 3805	\$777,000	24-Jul-25
9 SWEENEY DRIVE NARRE WARREN VIC 3805	\$780,000	05-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.~~

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3 STEWART AVENUE NARRE WARREN VIC 3805

3 1 2

Sold Price **\$768,000** Sold Date **26-Mar-25**

Distance **0.47km**



53 RAVENSTHORPE CRESCENT NARRE WARREN VIC 3805

3 1 1

Sold Price ^{RS} **\$777,000** Sold Date **24-Jul-25**

Distance **1.1km**



9 SWEENEY DRIVE NARRE WARREN VIC 3805

3 1 2

Sold Price **\$780,000** Sold Date **05-Mar-25**

Distance **0.48km**

RS = Recent sale UN = Undisclosed Sale

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