

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

107 Billy Buttons Drive, Narre Warren Vic 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$595,000

&

\$654,500

Median sale price*

Median price

Property Type

Suburb

Narre Warren

Period - From

to

Source

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 six 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
1	48 Sweet Gum Av NARRE WARREN 3805	\$700,000	28/03/2025
2	21 Billy Buttons Dr NARRE WARREN 3805	\$680,000	07/02/2025
3	30 Billy Buttons Dr NARRE WARREN 3805	\$725,000	28/10/2024

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 six months.~~

This Statement of Information was prepared on:

31/03/2025 17:02

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



4 3 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$595,000 - \$654,500
No median price available

Comparable Properties



48 Sweet Gum Av NARRE WARREN 3805 (REI)

Agent Comments

3 1 2

Price: \$700,000
Method: Private Sale
Date: 28/03/2025
Property Type: House
Land Size: 654 sqm approx



21 Billy Buttons Dr NARRE WARREN 3805 (REI/VG)

Agent Comments

3 3 2

Price: \$680,000
Method: Private Sale
Date: 07/02/2025
Property Type: House
Land Size: 187 sqm approx

30 Billy Buttons Dr NARRE WARREN 3805 (VG)

Agent Comments

4 - -

Price: \$725,000
Method: Sale
Date: 28/10/2024
Property Type: House - Attached House N.E.C.
Land Size: 275 sqm approx