

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

YEAR BUILD: 1996
BUILD AREA: 163SQM
LAND: 594SQM



11 ASHTON RISE, NARRE WARREN

3 2 2

Indicative Selling Price

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

Price Range: **\$750,000 to \$799,000**

Provided by: yasin arabzadeh, Area Specialist Rapid

MEDIAN SALE PRICE




NARRE WARREN SOUTH, VIC, 3805

Suburb Median Sale Price (House)

\$855,000

01 April 2025 to 30 September 2025

Provided by:  pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



96 OAKGROVE DR, NARRE WARREN SOUTH,

3 2 2

Sale Price

***\$788,000**

Sale Date: 01/12/2025

YEAR BUILD: 1992
BUILD AREA: 144SQM
LAND: 650SQM

Distance from Property: 1.5km



6 CHESTERFIELD DR, NARRE WARREN SOUTH,

3 2 2

Sale Price

***\$785,000**

Sale Date: 13/10/2025

YEAR BUILD: 2000
BUILD AREA: 130SQM
LAND: 526SQM

Distance from Property: 1.5km



42 PRESIDENT RD, NARRE WARREN SOUTH,

4 2 1

Sale Price

***\$760,000**

Sale Date: 17/11/2025

YEAR BUILD: 1999
BUILD AREA: 146SQM
LAND: 525SQM



Distance from Property: 1.2km



This report has been compiled on 09/12/2025 by Area Specialist Rapid. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

11 ASHTON RISE, NARRE WARREN SOUTH, VIC 3805

Indicative selling price

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

Price Range: \$750,000 to \$799,000

Median sale price

Median price \$855,000

Property type

House

Suburb

NARRE WARREN
SOUTH

Period

01 April 2025 to 30 September
2025

Source

pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

96 OAKGROVE DR, NARRE WARREN SOUTH, VIC 3805	*\$788,000	01/12/2025
6 CHESTERFIELD DR, NARRE WARREN SOUTH, VIC 3805	*\$785,000	13/10/2025
42 PRESIDENT RD, NARRE WARREN SOUTH, VIC 3805	*\$760,000	17/11/2025

This Statement of Information was prepared on:

09/12/2025