pricefinder

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

YEAR BUILD: 1996 **BUILD AREA: 163SQM**

LAND: 594SQM



11 ASHTON RISE, NARRE WARREN





Indicative Selling Price

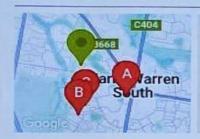
For the meaning of this price see consumer, vic.au/underquoting

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,



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

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

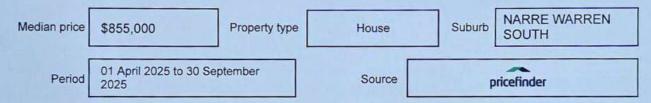
11 ASHTON RISE, NARRE WARREN SOUTH, VIC 3805

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



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

