

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	12 Silverstrand Street, Narre Warren South, VIC 3805
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range	\$1,195,000	&	\$1,300,000
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Median sale price

Median price	\$815,000	Property Type	House	Suburb	Narre Warren South (3805)
Period - From	01/04/2024	to	01/04/2025	Source	Price Finder

Comparable property sales

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
10 EVA FLORENCE WAY, NARRE WARREN SOUTH VIC 3805	\$1,245,000	03/04/2025
71 THE ESPLANADE, NARRE WARREN SOUTH VIC 3805	\$1,300,000	25/03/2025
24 SKIPPERSTONE GLEN, NARRE WARREN SOUTH VIC 3805	\$1,110,000	18/02/2025

This Statement of Information was prepared on: 05/05/2025