

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

18 BRANGUS AVENUE NARRE WARREN SOUTH 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Nov 2024

to

31 Oct 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

23 OMARS PLACE NARRE WARREN SOUTH VIC 3805	\$1,451,000	14-Nov-25
71 THE ESPLANADE NARRE WARREN SOUTH VIC 3805	\$1,300,000	25-Mar-25
7 NOORAT PLACE CRANBOURNE NORTH VIC 3977	\$1,035,000	02-Dec-24

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.~~

This Statement of Information was prepared on: 28 November 2025


**23 OMARS PLACE NARRE
WARREN SOUTH VIC 3805**

 5
  4
  2

Sold Price ^{RS} **\$1,451,000** Sold Date **14-Nov-25**

Distance **0.65km**


**71 THE ESPLANADE NARRE
WARREN SOUTH VIC 3805**

 5
  2
  3

Sold Price **\$1,300,000** Sold Date **25-Mar-25**

Distance **0.29km**


**7 NOORAT PLACE CRANBOURNE
NORTH VIC 3977**

 4
  3
  2

Sold Price **\$1,035,000** Sold Date **02-Dec-24**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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