

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

2 DARLING WAY NARRE WARREN 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

\$820,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

8 DARLING WAY NARRE WARREN VIC 3805	\$800,000	02-Jun-25
17 RAVENSTHORPE CRESCENT NARRE WARREN VIC 3805	\$815,000	07-Jul-25
5 FAIRLEIGH COURT NARRE WARREN VIC 3805	\$840,000	26-May-25

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: 16 July 2025



8 DARLING WAY NARRE WARREN VIC 3805

3 2 4

Sold Price

^{RS} \$800,000 Sold Date 02-Jun-25

Distance 0.14km



17 RAVENSTHORPE CRESCENT NARRE WARREN VIC 3805

3 2 3

Sold Price

^{RS} \$815,000 Sold Date 07-Jul-25

Distance 0.35km



5 FAIRLEIGH COURT NARRE WARREN VIC 3805

3 2 2

Sold Price

\$840,000 Sold Date 26-May-25

Distance 0.8km

RS = Recent sale UN = Undisclosed Sale

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