

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 TORWOOD CLOSE 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

\$1,099,000

&

\$1,208,900

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

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

12 THE RISE NARRE WARREN NORTH VIC 3804	1180000	09-Apr-25
124 TELFORD DRIVE BERWICK VIC 3806	1180000	23-Jul-25
19 KURANDA CRESCENT BERWICK VIC 3806	1265000	10-Jun-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: 28 July 2025

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12 THE RISE NARRE WARREN NORTH VIC 3804

 5  2  2

Sold Price **1180000** Sold Date **09-Apr-25**

Distance **1.77km**

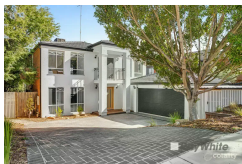


124 TELFORD DRIVE BERWICK VIC 3806

 4  2  2

Sold Price ^{RS} **1180000** Sold Date **23-Jul-25**

Distance **1.41km**



19 KURANDA CRESCENT BERWICK VIC 3806

 5  2  2

Sold Price ^{RS} **1265000** Sold Date **10-Jun-25**

Distance **1.76km**

RS = Recent sale **UN** = Undisclosed Sale

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