

## 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

20 GALLOWAY DRIVE NARRE WARREN SOUTH VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$860,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Dec 2024

to

30 Nov 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

2 JARDINE COURT NARRE WARREN SOUTH VIC 3805	\$1,095,000	08-Oct-25
9 MARELLA PLACE NARRE WARREN SOUTH VIC 3805	\$915,000	26-Jun-25
29 ABBEY ROAD NARRE WARREN SOUTH VIC 3805	\$942,000	26-Aug-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: 11 December 2025


**2 JARDINE COURT NARRE  
WARREN SOUTH VIC 3805**
 4  2  4

 Sold Price <sup>RS</sup> **\$1,095,000** Sold Date **08-Oct-25**

 Distance **0.08km**

**9 MARELLA PLACE NARRE  
WARREN SOUTH VIC 3805**
 4  2  2

 Sold Price **\$915,000** Sold Date **26-Jun-25**

 Distance **0.38km**

**29 ABBEY ROAD NARRE WARREN  
SOUTH VIC 3805**
 4  2  2

 Sold Price **\$942,000** Sold Date **26-Aug-25**

 Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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