

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

22 PICCADILLY COURT 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

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Narre Warren South

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

72 LOXLEY BOULEVARD NARRE WARREN SOUTH VIC 3805	\$900,000	08-Apr-24
53 MONTEBELLO BOULEVARD NARRE WARREN SOUTH VIC 3805	\$910,000	09-Jun-25
3 BIRCHWOOD STREET NARRE WARREN SOUTH VIC 3805	\$990,000	11-Jul-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: 29 July 2025



**72 LOXLEY BOULEVARD NARRE
WARREN SOUTH VIC 3805**

 4  2  2

Sold Price

\$900,000

Sold Date **08-Apr-24**

Distance

0.14km



**53 MONTEBELLO BOULEVARD
NARRE WARREN SOUTH VIC 3805**

 4  2  2

Sold Price

\$910,000

Sold Date **09-Jun-25**

Distance

0.37km



**3 BIRCHWOOD STREET NARRE
WARREN SOUTH VIC 3805**

 4  2  2

Sold Price

^{RS} **\$990,000**

Sold Date **11-Jul-25**

Distance

0.54km



**45 PLAYER DRIVE NARRE
WARREN VIC 3805**

 4  2  2

Sold Price

\$930,000

Sold Date **10-May-24**

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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