

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	28 Merriwee Grove, Narre Warren South, VIC 3805
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range	\$980,000	&	\$1,070,000
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Median sale price

Median price	\$815,000	Property Type	House	Suburb	Narre Warren South (3805)
Period - From	01/04/2024	to	31/03/2025	Source	Pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
4 AURARIA CLOSE, NARRE WARREN SOUTH VIC 3805	\$997,500	28/03/2025
1 ARMITAGE DRIVE, NARRE WARREN SOUTH VIC 3805	\$1,070,000	29/11/2024
33 TOPTANI DRIVE, NARRE WARREN SOUTH VIC 3805	\$1,020,000	12/11/2024

This Statement of Information was prepared on: 03/05/2025