

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

34 Landor Court, Narre Warren Vic 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$720,000 & \$792,000

Median sale price

Median price \$793,100

Property Type House

Suburb Narre Warren

Period - From 28/01/2025

to 27/01/2026

Source Property Data

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 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
1	15 Duncan St NARRE WARREN 3805	\$825,000	26/11/2025
2	24 Wallaroo Av NARRE WARREN 3805	\$795,000	01/11/2025
3	27 Adelaide Cl BERWICK 3806	\$842,000	11/09/2025

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 six months.~~

This Statement of Information was prepared on:

28/01/2026 11:57



3 1 2

Property Type: House
Land Size: 630 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$792,000
Median House Price
28/01/2025 - 27/01/2026: \$793,100

Comparable Properties



15 Duncan St NARRE WARREN 3805 (REI/VG)

Agent Comments

3 1 4

Price: \$825,000
Method: Private Sale
Date: 26/11/2025
Property Type: House
Land Size: 570 sqm approx



24 Wallaroo Av NARRE WARREN 3805 (REI/VG)

Agent Comments

3 1 2

Price: \$795,000
Method: Auction Sale
Date: 01/11/2025
Property Type: House (Res)
Land Size: 695 sqm approx



27 Adelaide CI BERWICK 3806 (REI/VG)

Agent Comments

3 1 3

Price: \$842,000
Method: Private Sale
Date: 11/09/2025
Property Type: House
Land Size: 516 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222