

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

55 GLEDHILL STREET 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

\$725,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Aug 2024

to

31 Jul 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

14 DESTINY DRIVE CRANBOURNE NORTH VIC 3977	725000	17-Mar-25
13 TILDEN RISE CRANBOURNE NORTH VIC 3977	735000	12-Jun-25
20 NOAH ROAD CLYDE NORTH VIC 3978	735000	15-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: 07 August 2025

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**14 DESTINY DRIVE CRANBOURNE
NORTH VIC 3977**

Sold Price

725000

Sold Date

17-Mar-25

 3  2  2

Distance

1.6km



**13 TILDEN RISE CRANBOURNE
NORTH VIC 3977**

Sold Price

735000

Sold Date

12-Jun-25

 3  2  2

Distance

1.16km



**20 NOAH ROAD CLYDE NORTH
VIC 3978**

Sold Price

^{RS} **735000**

Sold Date

15-Jul-25

 3  2  1

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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