

## 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

6/138 FLEETWOOD DRIVE NARRE WARREN VIC 3805

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

1B AVISHA WAY NARRE WARREN VIC 3805	\$573,000	16-Feb-25
1A PENTLAND DRIVE NARRE WARREN VIC 3805	\$590,000	05-Feb-25
2/47 UPTON CRESCENT NARRE WARREN VIC 3805	\$560,000	18-Dec-24

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: 13 June 2025

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**1B AVISHA WAY NARRE WARREN  
VIC 3805**

 3  1  1

Sold Price

**\$573,000**

Sold Date

**16-Feb-25**

Distance

**0.56km**



**1A PENTLAND DRIVE NARRE  
WARREN VIC 3805**

 2  1  1

Sold Price

**\$590,000**

Sold Date

**05-Feb-25**

Distance

**1.25km**



**2/47 UPTON CRESCENT NARRE  
WARREN VIC 3805**

 3  2  1

Sold Price

**\$560,000**

Sold Date

**18-Dec-24**

Distance

**1.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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