

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

64 THE BOULEVARD 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

\$880,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$812,500

Property type

House

Suburb

Narre Warren South

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

1 APPLE BLOSSOM COURT NARRE WARREN SOUTH VIC 3805	\$800,000	31-Dec-24
10 LOMANDRA COURT NARRE WARREN SOUTH VIC 3805	\$850,000	14-Aug-24
15 THE QUADRANT NARRE WARREN SOUTH VIC 3805	\$863,000	29-Mar-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: 10 June 2025



Tara Walters
P 03 9707 6000
M 0408297896
E tara.w@neilsonpartners.com.au



**1 APPLE BLOSSOM COURT NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price **\$800,000** Sold Date **31-Dec-24**

Distance **0.23km**



**10 LOMANDRA COURT NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price **\$850,000** Sold Date **14-Aug-24**

Distance **0.26km**



**15 THE QUADRANT NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price **\$863,000** Sold Date **29-Mar-25**

Distance **0.57km**



**94 THE BOULEVARD NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price **\$801,000** Sold Date **10-Sep-24**

Distance **0.29km**

RS = Recent sale UN = Undisclosed Sale

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