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

78 FOUNTAIN DRIVE NARRE WARREN 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	or range between	\$780,000	&	\$850,000
Single Price		\$780,000	&	\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$772,500	Prop	erty type House		Suburb	Narre Warren	
Period-from	01 Oct 2024	to	30 Sep 2	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
12 WALLAROO AVENUE NARRE WARREN VIC 3805	\$845,000	16-Aug-25
1 GREENACRE CRESCENT NARRE WARREN VIC 3805	\$850,000	07-Oct-25
9 FOUNTAIN DRIVE NARRE WARREN VIC 3805	\$870,000	12-May-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: 13 October 2025





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12 WALLAROO AVENUE NARRE **WARREN VIC 3805**

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₾ 1

Sold Price

RS \$845,000 Sold Date 16-Aug-25

Distance

0.27km



1 GREENACRE CRESCENT NARRE **WARREN VIC 3805**

\$ 2

Sold Price

^{RS}\$850,000 Sold Date **07-Oct-25**

Distance

0.61km



9 FOUNTAIN DRIVE NARRE **WARREN VIC 3805**

二 5 ₽ 2

₽ 2

Sold Price

\$870,000 Sold Date **12-May-25**

Distance

0.71km



5 PATIO COURT NARRE WARREN Sold Price VIC 3805

二 3

₾ 2

⇔ 2

\$817,000 Sold Date

16-Jul-25

Distance

0.4km

RS = Recent sale UN = Undisclosed Sale

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