

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

9 WALLINGFORD PLACE 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

or range
between

\$710,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,650

Property type

House

Suburb

Narre Warren South

Period-from

01 Nov 2024

to

31 Oct 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

8 WALLINGFORD PLACE NARRE WARREN SOUTH VIC 3805	\$735,000	19-Aug-25
3 WALLINGFORD PLACE NARRE WARREN SOUTH VIC 3805	\$742,000	08-Oct-25
55 GLEDHILL STREET NARRE WARREN SOUTH VIC 3805	\$730,000	20-Aug-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 November 2025

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**8 WALLINGFORD PLACE NARRE
WARREN SOUTH VIC 3805**

 3
  2
  1

Sold Price **\$735,000** Sold Date **19-Aug-25**

Distance **0.01km**



**3 WALLINGFORD PLACE NARRE
WARREN SOUTH VIC 3805**

 3
  2
  2

Sold Price ^{RS} **\$742,000** Sold Date **08-Oct-25**

Distance **0.07km**



**55 GLEDHILL STREET NARRE
WARREN SOUTH VIC 3805**

 3
  2
  2

Sold Price **\$730,000** Sold Date **20-Aug-25**

Distance **1.8km**

RS = Recent sale **UN** = Undisclosed Sale

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