

# 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

95 THE PROMENADE NARRE WARREN SOUTH 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

\$880,000

&

\$948,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jul 2024

to

30 Jun 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 97 THE PROMENADE NARRE WARREN SOUTH VIC 3805   | \$940,000 | 09-Jan-25 |
| 15 CHESHIRE PLACE NARRE WARREN SOUTH VIC 3805  | \$880,000 | 03-Jul-24 |
| 12 ARLINGTON PLACE NARRE WARREN SOUTH VIC 3805 | \$930,000 | 08-Oct-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: 29 July 2025



97 THE PROMENADE NARRE  
WARREN SOUTH VIC 3805

 4  2  2

Sold Price

\$940,000

Sold Date

09-Jan-25

Distance

0.02km



15 CHESHIRE PLACE NARRE  
WARREN SOUTH VIC 3805

 3  2  2

Sold Price

\$880,000

Sold Date

03-Jul-24

Distance

0.07km



12 ARLINGTON PLACE NARRE  
WARREN SOUTH VIC 3805

 4  2  3

Sold Price

\$930,000

Sold Date

08-Oct-24

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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