

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

14 KENSINGTON PLACE 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

\$1,030,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Narre Warren

Period-from

01 Sep 2024

to

31 Aug 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

13 MONTBRAE CIRCUIT NARRE WARREN NORTH VIC 3804	\$1,035,000	03-Dec-24
12 MAYFAIR CRESCENT NARRE WARREN VIC 3805	\$1,050,000	02-Aug-97
17 KNIGHTS BRIDGE COURT NARRE WARREN VIC 3805	\$1,050,000	09-Jul-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: 22 September 2025



**13 MONTBRAE CIRCUIT NARRE
WARREN NORTH VIC 3804**

 4  2  2

Sold Price **\$1,035,000** Sold Date **03-Dec-24**

Distance **1.27km**



**12 MAYFAIR CRESCENT NARRE
WARREN VIC 3805**

 3  2  2

Sold Price **\$1,050,000** Sold Date **02-Aug-97**

Distance **0.13km**



**17 KNIGHTS BRIDGE COURT
NARRE WARREN VIC 3805**

 4  2  2

Sold Price ^{RS} **\$1,050,000** Sold Date **09-Jul-25**

Distance **0.11km**

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

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