

# 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

32 KENT ROAD NARRE WARREN VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$772,500

Property type

House

Suburb

Narre Warren

Period-from

01 Oct 2024

to

30 Sep 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 14 LLOYD AVENUE NARRE WARREN VIC 3805  | \$818,000 | 21-Jun-25 |
| 8 DARLING WAY NARRE WARREN VIC 3805    | \$800,000 | 28-May-25 |
| 28 SWEENEY DRIVE NARRE WARREN VIC 3805 | \$850,000 | 18-Sep-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: 09 October 2025


**14 LLOYD AVENUE NARRE  
WARREN VIC 3805**

 3
  2
  2

Sold Price

**\$818,000**

Sold Date

**21-Jun-25**

Distance

**0.13km**

**8 DARLING WAY NARRE WARREN  
VIC 3805**

 3
  2
  2

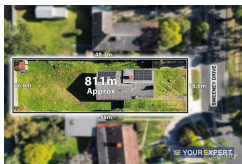
Sold Price

**\$800,000**

Sold Date

**28-May-25**

Distance

**0.5km**

**28 SWEENEY DRIVE NARRE  
WARREN VIC 3805**

 4
  1
  1

Sold Price

<sup>RS</sup> **\$850,000**

Sold Date

**18-Sep-25**

Distance

**0.39km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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