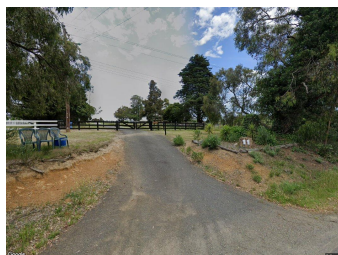


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 HORSWOOD ROAD, NARRE WARREN



Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$4,500,000 to \$4,950,000

Provided by: Tony Muaremov, Gr8 Est8 Agents

MEDIAN SALE PRICE



NARRE WARREN NORTH, VIC, 3804

Suburb Median Sale Price (House)

\$1,600,000

01 January 2025 to 31 December 2025

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



389 LYSTERFIELD RD, LYSTERFIELD, VIC 3156



Sale Price

\$3,601,750

Sale Date: 21/10/2025

Distance from Property: 5.8km



1319 WELLINGTON RD, BELGRAVE SOUTH,



Sale Price

\$4,300,000

Sale Date: 17/10/2025

Distance from Property: 4.8km



54-60 MANUKA RD, BERWICK, VIC 3806



Sale Price

***\$5,100,000**

Sale Date: 02/10/2025

Distance from Property: 8.7km



This report has been compiled on 09/02/2026 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

11 HORSWOOD ROAD, NARRE WARREN NORTH, VIC 3804

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$4,500,000 to \$4,950,000

Median sale price

Median price

\$1,600,000

Property type

House

Suburb

NARRE WARREN
NORTH

Period

01 January 2025 to 31 December
2025

Source

pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

389 LYSTERFIELD RD, LYSTERFIELD, VIC 3156	\$3,601,750	21/10/2025
1319 WELLINGTON RD, BELGRAVE SOUTH, VIC 3160	\$4,300,000	17/10/2025
54-60 MANUKA RD, BERWICK, VIC 3806	*\$5,100,000	02/10/2025

This Statement of Information was prepared on:

09/02/2026