

## 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

6/138 FLEETWOOD DRIVE NARRE WARREN 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 1B AVISHA WAY NARRE WARREN VIC 3805       | \$573,000 | 16-Feb-25 |
| 1A PENTLAND DRIVE NARRE WARREN VIC 3805   | \$590,000 | 05-Feb-25 |
| 2/47 UPTON CRESCENT NARRE WARREN VIC 3805 | \$560,000 | 18-Dec-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: 13 June 2025

Jess Hall

M 0433820847

E jhall@barryplant.com.au



**1B AVISHA WAY NARRE WARREN  
VIC 3805**

 3  1  1

Sold Price

**\$573,000**

Sold Date

**16-Feb-25**

Distance

**0.56km**



**1A PENTLAND DRIVE NARRE  
WARREN VIC 3805**

 2  1  1

Sold Price

**\$590,000**

Sold Date

**05-Feb-25**

Distance

**1.25km**



**2/47 UPTON CRESCENT NARRE  
WARREN VIC 3805**

 3  2  1

Sold Price

**\$560,000**

Sold Date

**18-Dec-24**

Distance

**1.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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