

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

2/2 SHRIVES ROAD 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

or range
between

\$425,000

&

\$467,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,999

Property type

Unit

Suburb

Narre Warren

Period-from

01 Jan 2025

to

31 Dec 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

1/4 SHRIVES ROAD NARRE WARREN VIC 3805	\$468,000	10-Dec-25
107/3 BILLY BUTTONS DRIVE NARRE WARREN VIC 3805	\$495,000	14-Oct-25
4/7-9 WILLOW COURT NARRE WARREN VIC 3805	\$448,000	23-Oct-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: 14 January 2026

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**1/4 SHRIVES ROAD NARRE
WARREN VIC 3805**

 2  1  1

Sold Price ^{RS} **\$468,000** Sold Date **10-Dec-25**

Distance **0.02km**

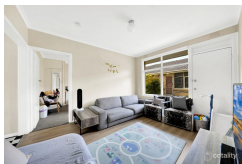


**107/3 BILLY BUTTONS DRIVE
NARRE WARREN VIC 3805**

 2  2  1

Sold Price **\$495,000** Sold Date **14-Oct-25**

Distance **1.02km**



**4/7-9 WILLOW COURT NARRE
WARREN VIC 3805**

 3  1  1

Sold Price ^{RS} **\$448,000** Sold Date **23-Oct-25**

Distance **0.17km**

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

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