

## 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

4/2 SHRIVES 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

\$425,000

&

\$467,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Feb 2025

to

31 Jan 2026

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 |
| 4/7-9 WILLOW COURT NARRE WARREN VIC 3805        | \$448,000 | 16-Oct-25 |
| 107/3 BILLY BUTTONS DRIVE NARRE WARREN VIC 3805 | \$495,000 | 14-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.~~

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

 2  1  1

Sold Price <sup>RS</sup> **\$468,000** Sold Date **10-Dec-25**

Distance **0.02km**



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

 3  1  1

Sold Price **\$448,000** Sold Date **16-Oct-25**

Distance **0.17km**



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

 2  2  1

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

Distance **1.02km**

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

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