

## 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

24 SAXONWOOD DRIVE 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Narre Warren

Period-from

01 Mar 2025

to

28 Feb 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 12 CANTERBURY CLOSE NARRE WARREN VIC 3805      | \$660,000 | 13-Oct-25 |
| 28 KENT ROAD NARRE WARREN VIC 3805             | \$605,000 | 22-Sep-25 |
| 3 MENINDEE TERRACE NARRE WARREN SOUTH VIC 3805 | \$700,000 | 11-Feb-26 |

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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### 12 CANTERBURY CLOSE NARRE WARREN VIC 3805

 3  1  1

Sold Price **\$660,000** Sold Date **13-Oct-25**

Distance **0.37km**



### 28 KENT ROAD NARRE WARREN VIC 3805

 3  1  1

Sold Price **\$605,000** Sold Date **22-Sep-25**

Distance **0.42km**



### 3 MENINDEE TERRACE NARRE WARREN SOUTH VIC 3805

 3  1  1

Sold Price <sup>RS</sup> **\$700,000** Sold Date **11-Feb-26**

Distance **1.79km**

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

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