

## 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

10 LLOYD AVENUE 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

\$780,000

&

\$858,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Narre Warren

Period-from

01 Apr 2025

to

31 Mar 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

7 LLOYD AVENUE NARRE WARREN VIC 3805	\$855,000	30-Jan-26
47 SWEENEY DRIVE NARRE WARREN VIC 3805	\$831,000	20-Nov-25
22 WALLAROO AVENUE NARRE WARREN VIC 3805	\$820,000	07-Dec-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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**7 LLOYD AVENUE NARRE  
WARREN VIC 3805**

3 2 3

Sold Price **\$855,000** Sold Date **30-Jan-26**

Distance **0.05km**

**47 SWEENEY DRIVE NARRE  
WARREN VIC 3805**

3 2 2

Sold Price **\$831,000** Sold Date **20-Nov-25**

Distance **0.42km**

**22 WALLAROO AVENUE NARRE  
WARREN VIC 3805**

3 2 2

Sold Price **\$820,000** Sold Date **07-Dec-25**

Distance **1.99km**

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

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