

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

2/18 BLACKWOOD DRIVE 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

\$575,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,500

Property type

Unit

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

1/16 LINLITHGOW COURT NARRE WARREN VIC 3805	\$632,500	21-Jan-26
2A MADISON AVENUE NARRE WARREN VIC 3805	\$617,000	04-Mar-26
2/34 VICTORIA ROAD NARRE WARREN VIC 3805	\$575,000	04-Mar-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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**1/16 LINLITHGOW COURT NARRE
 WARREN VIC 3805**

 2  1  1

Sold Price **\$632,500** Sold Date **21-Jan-26**

Distance **0.92km**



**2A MADISON AVENUE NARRE
 WARREN VIC 3805**

 3  1  1

Sold Price ^{RS} **\$617,000** Sold Date **04-Mar-26**

Distance **0.54km**



**2/34 VICTORIA ROAD NARRE
 WARREN VIC 3805**

 2  1  2

Sold Price **\$575,000** Sold Date **04-Mar-26**

Distance **0.36km**

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

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