

## 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 IRELAND 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$807,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jun 2025

to

31 May 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

3 TANUNDA CLOSE NARRE WARREN VIC 3805	\$745,000	05-May-26
40 KENT ROAD NARRE WARREN VIC 3805	\$740,000	06-Apr-26
2 COTTSWOLD AVENUE NARRE WARREN VIC 3805	\$762,000	08-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.~~

This Statement of Information was prepared on: 12 June 2026

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**3 TANUNDA CLOSE NARRE  
 WARREN VIC 3805**

 3  2  2

Sold Price **\$745,000** Sold Date **05-May-26**

Distance **0.93km**



**40 KENT ROAD NARRE WARREN  
 VIC 3805**

 3  2  2

Sold Price **\$740,000** Sold Date **06-Apr-26**

Distance **0.94km**



**2 COTTSWOLD AVENUE NARRE  
 WARREN VIC 3805**

 3  2  2

Sold Price **\$762,000** Sold Date **08-Mar-26**

Distance **0.48km**

RS = Recent sale      UN = Undisclosed Sale

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