

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

197 DRYSDALE AVENUE NARRE WARREN NORTH VIC 3804

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

\$1,750,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,565,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Jul 2025

to

30 Jun 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

150 DRYSDALE AVENUE NARRE WARREN NORTH VIC 3804	\$1,815,000	05-Mar-26
21-23 PADDYS LANE NARRE WARREN NORTH VIC 3804	\$1,750,000	29-Mar-26
37-39 ST HELENS CRESCENT NARRE WARREN NORTH VIC 3804	\$1,760,000	27-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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**150 DRYSDALE AVENUE NARRE
WARREN NORTH VIC 3804**

 4  3  3

Sold Price **\$1,815,000** Sold Date **05-Mar-26**

Distance **0.12km**



**21-23 PADDYS LANE NARRE
WARREN NORTH VIC 3804**

 6  2  8

Sold Price **\$1,750,000** Sold Date **29-Mar-26**

Distance **0.72km**



**37-39 ST HELENS CRESCENT
NARRE WARREN NORTH VIC 3804**

 4  2  4

Sold Price **\$1,760,000** Sold Date **27-Feb-26**

Distance **0.88km**

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

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