

## 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

99 NORFOLK 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

\$790,000

&

\$869,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Narre Warren

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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 63 RAVENSTHORPE CRESCENT NARRE WARREN VIC 3805 | \$840,000 | 04-May-26 |
| 5 MANNA GUM COURT NARRE WARREN VIC 3805        | \$870,000 | 12-Apr-26 |
| 1 REDGUM PLACE NARRE WARREN VIC 3805           | \$828,000 | 20-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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**63 RAVENSTHORPE CRESCENT  
NARRE WARREN VIC 3805**

 3  2  2

Sold Price **\$840,000** Sold Date **04-May-26**

Distance **0.08km**



**5 MANNA GUM COURT NARRE  
WARREN VIC 3805**

 4  2  2

Sold Price **\$870,000** Sold Date **12-Apr-26**

Distance **0.22km**



**1 REDGUM PLACE NARRE WARREN  
VIC 3805**

 3  2  2

Sold Price **\$828,000** Sold Date **20-Feb-26**

Distance **0.28km**

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

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