

## 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

47 PROSPECT HILL ROAD 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Narre Warren

Period-from

01 Feb 2025

to

31 Jan 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

14 TINKS ROAD NARRE WARREN VIC 3805	\$768,000	10-Feb-26
7 ANNA COURT NARRE WARREN VIC 3805	\$800,000	27-Jan-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: 16 February 2026


**14 TINKS ROAD NARRE WARREN  
VIC 3805**
 4  2  2

Sold Price

<sup>RS</sup>
**\$768,000**

Sold Date

**10-Feb-26**

Distance

**0.7km**

**7 ANNA COURT NARRE WARREN  
VIC 3805**
 4  2  2

Sold Price

<sup>RS</sup>
**\$800,000**

Sold Date

**27-Jan-26**

Distance

**0.97km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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