

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

25 MOONBEAM CLOSE NARRE WARREN SOUTH 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

\$1,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Narre Warren South

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

27 LITTLECROFT AVENUE NARRE WARREN SOUTH VIC 3805	\$1,000,100	24-Dec-25
82 BERWICK SPRINGS PROMENADE NARRE WARREN SOUTH VIC 3805	\$1,030,000	03-Dec-25
7 ZENITH PLACE NARRE WARREN SOUTH VIC 3805	\$1,115,500	29-Nov-25

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: 19 February 2026



27 LITTLECROFT AVENUE NARRE WARREN SOUTH VIC 3805

Sold Price

^{RS}

\$1,000,100

Sold Date

24-Dec-25



4



2



2

Distance

1.29km



82 BERWICK SPRINGS PROMENADE NARRE WARREN SOUTH VIC 3805

Sold Price

\$1,030,000

Sold Date

03-Dec-25



4



2



2

Distance

1.31km



7 ZENITH PLACE NARRE WARREN SOUTH VIC 3805

Sold Price

\$1,115,500

Sold Date

29-Nov-25



4



2



2

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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