

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 WALLINGFORD PLACE 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

or range
between

\$720,000

&

\$792,000

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

3 WALLINGFORD PLACE NARRE WARREN SOUTH VIC 3805	\$742,000	23-Sep-25
12 LENNON COURT NARRE WARREN SOUTH VIC 3805	\$715,000	28-Aug-25
96 OAKGROVE DRIVE NARRE WARREN SOUTH VIC 3805	\$788,000	14-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: 16 February 2026


**3 WALLINGFORD PLACE NARRE
WARREN SOUTH VIC 3805**
 3  2  2

Sold Price

\$742,000

Sold Date

23-Sep-25

Distance

0.01km

**12 LENNON COURT NARRE
WARREN SOUTH VIC 3805**
 3  2  2

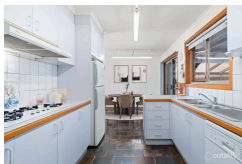
Sold Price

\$715,000

Sold Date

28-Aug-25

Distance

1.63km

**96 OAKGROVE DRIVE NARRE
WARREN SOUTH VIC 3805**
 3  2  2

Sold Price

\$788,000

Sold Date

14-Nov-25

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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