

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 ARTISTS CRESCENT 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

\$850,000

&

\$935,000

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

15 OLIVER COURT NARRE WARREN SOUTH VIC 3805	\$851,500	19-Oct-25
713 GLASSCOCKS ROAD NARRE WARREN SOUTH VIC 3805	\$857,000	10-Feb-26
7 SCARBOROUGH DRIVE NARRE WARREN SOUTH VIC 3805	\$900,000	02-Oct-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


**15 OLIVER COURT NARRE
WARREN SOUTH VIC 3805**
 4  2  2

Sold Price

\$851,500

Sold Date

19-Oct-25

Distance

1.43km

**713 GLASSCOCKS ROAD NARRE
WARREN SOUTH VIC 3805**
 4  2  2

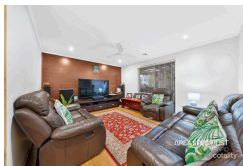
Sold Price

^{RS} **\$857,000**

Sold Date

10-Feb-26

Distance

0.83km

**7 SCARBOROUGH DRIVE NARRE
WARREN SOUTH VIC 3805**
 4  2  2

Sold Price

\$900,000

Sold Date

02-Oct-25

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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