

## 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

16 SNOWGUM COURT NARRE WARREN SOUTH 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

\$1,075,000

&

\$1,175,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Mar 2025

to

28 Feb 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

4 LEXTON STREET NARRE WARREN SOUTH VIC 3805	\$1,065,000	13-Nov-25
120 ROBINSWOOD PARADE NARRE WARREN SOUTH VIC 3805	\$1,050,000	25-Nov-25
28 PARKWOOD AVENUE NARRE WARREN SOUTH VIC 3805	\$1,150,000	19-Dec-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: 03 March 2026


**4 LEXTON STREET NARRE  
WARREN SOUTH VIC 3805**
 4  2  2

 Sold Price **\$1,065,000** Sold Date **13-Nov-25**

 Distance **0.94km**

**120 ROBINSWOOD PARADE  
NARRE WARREN SOUTH VIC 3805**
 4  2  2

 Sold Price **\$1,050,000** Sold Date **25-Nov-25**

 Distance **0.94km**

**28 PARKWOOD AVENUE NARRE  
WARREN SOUTH VIC 3805**
 4  2  2

 Sold Price <sup>RS</sup> **\$1,150,000** Sold Date **19-Dec-25**

 Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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