



# STATEMENT OF INFORMATION

345 ORMOND ROAD, NARRE WARREN SOUTH, VIC 3805

PREPARED BY YASIN ARABZADEH, AREA SPECIALIST RAPID

Land Area  
645 SQM  
Building Area  
185.8 SQM  
Year Built  
1998

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**345 ORMOND ROAD, NARRE WARREN**

 4  2  2

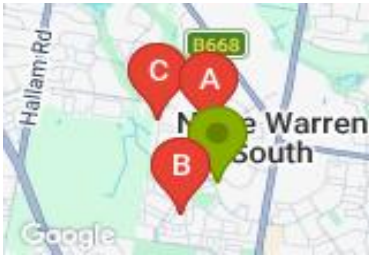
Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$830,000 to \$880,000**

Provided by: yasin arabzadeh, Area Specialist Rapid

## MEDIAN SALE PRICE



**NARRE WARREN SOUTH, VIC, 3805**

Suburb Median Sale Price (House)

**\$856,000**

01 July 2025 to 31 December 2025

Provided by:  pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**14 ERNEST CRES, NARRE WARREN SOUTH, VIC**

 4  2  2

Sale Price

**\$880,000**

Sale Date: 22/12/2025

Land Area

640 SQM

Building Area

235.73 SQM

Year Built

2010

Distance from Property: 792m



**7 EARLWOOD ST, NARRE WARREN SOUTH,**

 4  2  2

Sale Price

**\*\$838,000**

Sale Date: 15/12/2025

Land Area

528 SQM

Building Area

179.9 SQM

Year Built

2002

Distance from Property: 640m



**88 LANGBOURNE DR, NARRE WARREN**

 4  2  2

Sale Price

**\*\*\$855,000**

Sale Date: 07/11/2025

Land Area

578 SQM

Building Area

230 SQM

Year Built

2003

Distance from Property: 1.2km



This report has been compiled on 29/01/2026 by Area Specialist Rapid. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

345 ORMOND ROAD, NARRE WARREN SOUTH, VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$830,000 to \$880,000

### Median sale price

Median price

\$856,000

Property type

House

Suburb

NARRE WARREN  
SOUTH

Period

01 July 2025 to 31 December 2025

Source

 pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 ERNEST CRES, NARRE WARREN SOUTH, VIC 3805	\$880,000	22/12/2025
7 EARLWOOD ST, NARRE WARREN SOUTH, VIC 3805	*\$838,000	15/12/2025
88 LANGBOURNE DR, NARRE WARREN SOUTH, VIC 3805	**\$855,000	07/11/2025

This Statement of Information was prepared on:

29/01/2026