

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 SHERWOOD ROAD 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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Nov 2024

to

31 Oct 2025

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

34 THE STRAND NARRE WARREN SOUTH VIC 3805	\$960,000	15-Oct-25
701 GLASSCOCKS ROAD NARRE WARREN SOUTH VIC 3805	\$935,000	01-Sep-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 November 2025

**34 THE STRAND NARRE WARREN
SOUTH VIC 3805**

4 2 2

Sold Price

\$960,000

Sold Date

15-Oct-25

Distance

1.77km**701 GLASSCOCKS ROAD NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price

\$935,000

Sold Date

01-Sep-25

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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