

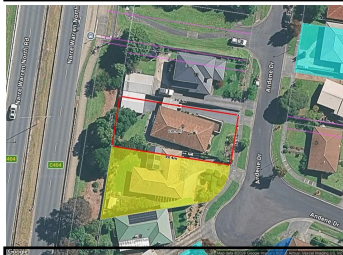
# STATEMENT OF INFORMATION

9 ANDENE DRIVE, NARRE WARREN, VIC 3805

PREPARED BY SAJAD HOSSEINI , AREA SPECIALIST RAPID

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**9 ANDENE DRIVE, NARRE WARREN, VIC**

 3  2  2

Indicative Selling Price

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

Price Range:

**\$849,000 to \$930,000**

land Area

650 SQM

Building Area

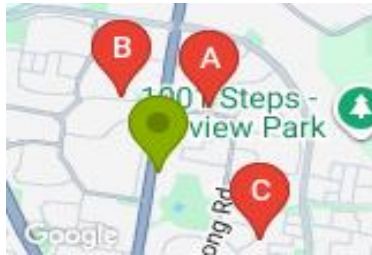
143.53 SQM

Year Built

1987

Provided by: Sajad Hosseini, Area Specialist Rapid

## MEDIAN SALE PRICE




**NARRE WARREN, VIC, 3805**

Suburb Median Sale Price (House)

**\$800,000**

01 January 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.



**118 KURRAJONG RD, NARRE WARREN, VIC**

 3  2  2

Sale Price

**\$915,000**

Sale Date: 15/11/2025

Land Area

656 SQM

Building Area

147 SQM

Year Built

1993

Distance from Property: 564m



**6 DANIEL CRT, NARRE WARREN, VIC 3805**

 3  2  2

Sale Price

**\$892,000**

Sale Date: 08/10/2025

Land Area

644 SQM

Building Area

175 SQM

Year Built

1989

Distance from Property: 598m



**12 ARCHIBALD AVE, NARRE WARREN, VIC**

 3  2  2

Sale Price

**\$900,000**

Sale Date: 07/10/2025

Land Area

655 SQM

Building Area

167.47 SQM

Year Built

1996

Distance from Property: 820m



This report has been compiled on 13/03/2026 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

9 ANDENE DRIVE, NARRE WARREN, 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:

\$849,000 to \$930,000

### Median sale price

Median price

\$800,000

Property type

House

Suburb

NARRE WARREN

Period

01 January 2025 to 31 December 2025

Source



### 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

118 KURRAJONG RD, NARRE WARREN, VIC 3805	\$915,000	15/11/2025
6 DANIEL CRT, NARRE WARREN, VIC 3805	\$892,000	08/10/2025
12 ARCHIBALD AVE, NARRE WARREN, VIC 3805	\$900,000	07/10/2025

This Statement of Information was prepared on:

13/03/2026