

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

3 FERN WAY 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

\$799,000

&

\$878,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

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 EUSTON COURT BERWICK VIC 3806	\$871,000	25-Oct-25
2 GOLDEN LEAF AVENUE NARRE WARREN SOUTH VIC 3805	\$865,000	20-Nov-25
5 IRELAND AVENUE NARRE WARREN VIC 3805	\$810,000	30-Jan-26

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 March 2026


4 EUSTON COURT BERWICK VIC 3806
 3  2  2

Sold Price

\$871,000

Sold Date

25-Oct-25

Distance

1.7km

2 GOLDEN LEAF AVENUE NARRE WARREN SOUTH VIC 3805
 3  2  2

Sold Price

\$865,000

Sold Date

20-Nov-25

Distance

1.03km

5 IRELAND AVENUE NARRE WARREN VIC 3805
 3  2  2

Sold Price

^{RS} **\$810,000**

Sold Date

30-Jan-26

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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