

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
33 DARLING WAY NARRE WARREN 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 \$770,000 & \$810,000

Median sale price

("Delete house or unit as applicable")

Median Price \$800,000
Property type House
Suburb Narre Warren
Period-from 01 Apr 2025 to 31 Mar 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
91 DARLING WAY NARRE WARREN VIC 3805	\$800,000	18-Feb-26
50 FLEETWOOD DRIVE NARRE WARREN VIC 3805	\$783,000	03-Dec-25
4 WARRENWOOD PLACE NARRE WARREN VIC 3805	\$799,000	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: 23 April 2026

