

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 PAIGE STREET 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

\$970,000

&

\$1,067,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,000

Property type

House

Suburb

Narre Warren South

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

3 LILLIAS CRESCENT NARRE WARREN SOUTH VIC 3805	\$1,000,000	04-Feb-26
82 BERWICK SPRINGS PROMENADE NARRE WARREN SOUTH VIC 3805	\$1,030,000	03-Dec-25
37 TOPTANI DRIVE NARRE WARREN SOUTH VIC 3805	\$1,035,000	03-Mar-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: 28 April 2026



3 LILLIAS CRESCENT NARRE WARREN SOUTH VIC 3805

3 2 2

Sold Price **\$1,000,000** Sold Date **04-Feb-26**

Distance **0.28km**



82 BERWICK SPRINGS PROMENADE NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price **\$1,030,000** Sold Date **03-Dec-25**

Distance **0.53km**



37 TOPTANI DRIVE NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price **\$1,035,000** Sold Date **03-Mar-26**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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