

## 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

4 AVENVIEW DRIVE NARRE WARREN NORTH VIC 3804

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,550,000

&

\$1,590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,565,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Aug 2025

to

31 Jul 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

|                                                 |             |           |
|-------------------------------------------------|-------------|-----------|
| 9 AVONWOOD ROAD NARRE WARREN NORTH VIC 3804     | \$1,600,000 | 07-Jul-26 |
| 4 GRANTCHESTER ROAD NARRE WARREN NORTH VIC 3804 | \$1,590,000 | 11-Jun-26 |
| 22 MONROE COURT NARRE WARREN NORTH VIC 3804     | \$1,500,000 | 10-Jul-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: 03 August 2026



**9 AVONWOOD ROAD NARRE  
WARREN NORTH VIC 3804**

 4  3  3

Sold Price <sup>RS</sup> **\$1,600,000** <sup>UN</sup> Sold Date **07-Jul-26**

Distance **1.68km**



**4 GRANTCHESTER ROAD NARRE  
WARREN NORTH VIC 3804**

 4  3  8

Sold Price **\$1,590,000** Sold Date **11-Jun-26**

Distance **1.86km**



**22 MONROE COURT NARRE  
WARREN NORTH VIC 3804**

 4  2  2

Sold Price **\$1,500,000** Sold Date **10-Jul-26**

Distance **1.89km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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