

## 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

2/39 HANLEY STREET NARRE WARREN VIC 3805

### 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

\$595,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$807,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jun 2025

to

31 May 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

1/25 BLUE GUM COURT NARRE WARREN VIC 3805	\$635,000	14-May-26
12B TOMASETTI CRESCENT NARRE WARREN VIC 3805	\$630,000	11-May-26
2/82 PROSPECT HILL ROAD NARRE WARREN VIC 3805	\$600,000	19-Apr-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: 17 June 2026



**1/25 BLUE GUM COURT NARRE  
WARREN VIC 3805**

 3  1  1

Sold Price

<sup>RS</sup> **\$635,000**

Sold Date **14-May-26**

Distance **1.39km**



**12B TOMASETTI CRESCENT NARRE  
WARREN VIC 3805**

 3  2  1

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date **11-May-26**

Distance **3.6km**



**2/82 PROSPECT HILL ROAD  
NARRE WARREN VIC 3805**

 2  1  1

Sold Price

**\$600,000**

Sold Date **19-Apr-26**

Distance **2.36km**

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

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