

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	27 LASIANDRA CIRCUIT NARRE WARREN VIC 3805
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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	\$1,150,000	&	\$1,230,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$805,000	Property type	House	Suburb	Narre Warren
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Period-from	01 Sep 2025	to	31 Aug 2026	Source	Cotality
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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
37 COACHWOOD CRESCENT NARRE WARREN VIC 3805	\$1,290,000	06-Jul-26
2 TALLANGATTA PLACE BERWICK VIC 3806	\$1,050,000	12-Aug-26
1 FAIRVIEW AVENUE NARRE WARREN VIC 3805	\$1,080,000	10-Jun-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: 15 September 2026



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**37 COACHWOOD CRESCENT
NARRE WARREN VIC 3805**

5 2 3

Sold Price **\$1,290,000** Sold Date **06-Jul-26**

Distance **0.47km**



**2 TALLANGATTA PLACE BERWICK
VIC 3806**

4 2 2

Sold Price ^{RS} **\$1,050,000** Sold Date **12-Aug-26**

Distance **0.49km**



**1 FAIRVIEW AVENUE NARRE
WARREN VIC 3805**

4 3 2

Sold Price **\$1,080,000** Sold Date **10-Jun-26**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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