

## 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

116 LANGBOURNE DRIVE NARRE WARREN SOUTH 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

\$770,000

&

\$835,000

### 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

1 KINGSTON AVENUE NARRE WARREN SOUTH VIC 3805	\$810,000	15-Apr-26
11 ASHTON RISE NARRE WARREN SOUTH VIC 3805	\$800,100	22-Dec-25

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: 20 April 2026



### 1 KINGSTON AVENUE NARRE WARREN SOUTH VIC 3805

 4  2  2

Sold Price

<sup>RS</sup>

**\$810,000**

Sold Date

**15-Apr-26**

Distance

**1.54km**



### 11 ASHTON RISE NARRE WARREN SOUTH VIC 3805

 4  2  2

Sold Price

**\$800,100**

Sold Date

**22-Dec-25**

Distance

**0.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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