

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

140 The Promenade, Narre Warren South Vic 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$870,000

&

\$950,000

Median sale price

Median price

\$870,000

Property Type

House

Suburb

Narre Warren South

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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 six 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	26 Braybrook Dr NARRE WARREN SOUTH 3805	\$897,000	10/05/2026
2	64 Littlecroft Av NARRE WARREN SOUTH 3805	\$950,000	07/05/2026
3	7 Taunton Ct NARRE WARREN SOUTH 3805	\$875,000	25/02/2026

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 six months.~~

This Statement of Information was prepared on:

05/08/2026 13:28



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Property Type: House (Res)

Land Size: 617 sqm approx

Agent Comments

Indicative Selling Price

\$870,000 - \$950,000

Median House Price

Year ending June 2026: \$870,000

Comparable Properties



26 Braybrook Dr NARRE WARREN SOUTH 3805 (REI/VG)

Agent Comments

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Price: \$897,000

Method: Private Sale

Date: 10/05/2026

Property Type: House

Land Size: 586 sqm approx



64 Littlecroft Av NARRE WARREN SOUTH 3805 (REI)

Agent Comments

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  2

Price: \$950,000

Method: Private Sale

Date: 07/05/2026

Property Type: House

Land Size: 612 sqm approx



7 Taunton Ct NARRE WARREN SOUTH 3805 (REI/VG)

Agent Comments

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  2

Price: \$875,000

Method: Private Sale

Date: 25/02/2026

Property Type: House

Land Size: 502 sqm approx