

## 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

3 PLATYPUS STREET NAR NAR GOON VIC 3812

### 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

\$795,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Land

Suburb

Nar Nar Goon

Period-from

01 May 2025

to

30 Apr 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

5 SORRENTO DRIVE NAR NAR GOON NORTH VIC 3812	\$829,900	20-Jul-25
56 APSLEY PARKWAY NAR NAR GOON NORTH VIC 3812	\$850,000	12-May-26
4 HIGHGROVE DRIVE PAKENHAM VIC 3810	\$820,000	04-Feb-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: 28 May 2026

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**5 SORRENTO DRIVE NAR NAR  
GOON NORTH VIC 3812**

4 2 2

Sold Price **\$829,900** Sold Date **20-Jul-25**

Distance **0.99km**



**56 APSLEY PARKWAY NAR NAR  
GOON NORTH VIC 3812**

4 2 2

Sold Price <sup>RS</sup> **\$850,000** Sold Date **12-May-26**

Distance **1.09km**



**4 HIGHGROVE DRIVE PAKENHAM  
VIC 3810**

4 2 2

Sold Price **\$820,000** Sold Date **04-Feb-26**

Distance **1.14km**

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

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