

# STATEMENT OF INFORMATION

725 GLASSCOCKS ROAD, NARRE WARREN SOUTH, VIC 3805

PREPARED BY SAJAD HOSSEINI , AREA SPECIALIST RAPID

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**725 GLASSCOCKS ROAD, NARRE**

Indicative Selling Price

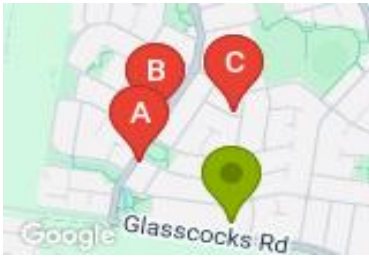
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$769,000 to \$829,000**

Provided by: Sajad Hosseini, Area Specialist Rapid

land area: 600sqm  
building area: 152.5sqm  
year built: 2003

## MEDIAN SALE PRICE




**NARRE WARREN SOUTH, VIC, 3805**

Suburb Median Sale Price (House)

**\$860,000**

01 April 2025 to 31 March 2026

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



**1 LANSBURY DR, NARRE WARREN SOUTH, VIC**

 4  2  2

Sale Price  
**\*\$810,000**

land size: 508sqm  
building area: 142.7sqm  
year built: 2002

Sale Date: 07/05/2026

Distance from Property: 370m



**1 KINGSTON AVE, NARRE WARREN SOUTH,**

 4  2  2

Sale Price  
**\*\$810,000**

land area: 617 sqm  
building area: 180.19sqm  
year built: 2000

Sale Date: 15/04/2026

Distance from Property: 447m



**10 EARLWOOD ST, NARRE WARREN SOUTH,**

 4  2  2

Sale Price  
**\$782,200**

land area: 537sqm  
building area: 130.07sqm  
year built: 2001

Sale Date: 15/11/2025

Distance from Property: 404m



This report has been compiled on 13/05/2026 by Area Specialist Rapid. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

725 GLASSCOCKS ROAD, NARRE WARREN SOUTH, VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$769,000 to \$829,000

### Median sale price

Median price \$860,000

Property type House

Suburb NARRE WARREN SOUTH

Period 01 April 2025 to 31 March 2026

Source 

### Comparable property sales

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 LANSBURY DR, NARRE WARREN SOUTH, VIC 3805	*\$810,000	07/05/2026
1 KINGSTON AVE, NARRE WARREN SOUTH, VIC 3805	*\$810,000	15/04/2026
10 EARLWOOD ST, NARRE WARREN SOUTH, VIC 3805	\$782,200	15/11/2025

This Statement of Information was prepared on: 13/05/2026