

STATEMENT OF INFORMATION

23 GRENFELL RISE, NARRE WARREN SOUTH, VIC 3805

PREPARED BY SAJAD HOSSEINI , AREA SPECIALIST RAPID

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 GRENFELL RISE, NARRE WARREN

 4  2  2

Indicative Selling Price

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

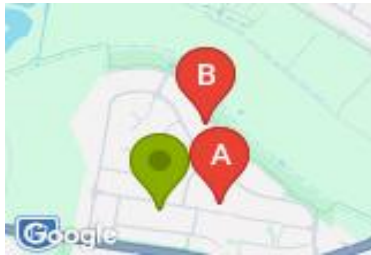
Price Range:

\$995,000 to \$1,094,500

Land area:734 sqm
year built:2002
building
area:181sqm

Provided by: Sajad Hosseini, Area Specialist Rapid

MEDIAN SALE PRICE



NARRE WARREN SOUTH, VIC, 3805

Suburb Median Sale Price (House)

\$864,000

01 April 2025 to 31 March 2026

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



46 GRENFELL RISE, NARRE WARREN SOUTH,

 5  2  2

Sale Price

\$1,030,000

Sale Date: 19/05/2026

Land area:595sqm
built area:274.7sqm
year built:2002

Distance from Property: 198m



11 LOCHARD TCE, NARRE WARREN SOUTH,

 5  2  2

Sale Price

\$980,000

Sale Date: 28/04/2026

Land area:630sqm
building area:223sqm
year built:1999

Distance from Property: 340m



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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

23 GRENFELL RISE, NARRE WARREN SOUTH, VIC 3805

Indicative selling price

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

Price Range: \$995,000 to \$1,094,500


Median sale price

Median price: \$864,000

Property type: House

Suburb: NARRE WARREN SOUTH

Period: 01 April 2025 to 31 March 2026

Source: 

Comparable property sales

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.

Address of comparable property

Price

Date of sale

46 GRENFELL RISE, NARRE WARREN SOUTH, VIC 3805	\$1,030,000	19/05/2026
11 LOCHARD TCE, NARRE WARREN SOUTH, VIC 3805	\$980,000	28/04/2026

This Statement of Information was prepared on: 24/06/2026