



STATEMENT OF INFORMATION

7 HADLEY CIRCUIT, NARRE WARREN SOUTH, VIC 3805

PREPARED BY ANGELICA EMPAY, AREA SPECIALIST RAPID

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 HADLEY CIRCUIT, NARRE WARREN

 4  2  2

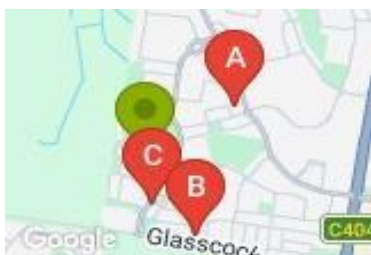
Indicative Selling Price

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

Price Range: **\$780,000 to \$839,000**

Provided by: Angelica Empay, Area Specialist Rapid

MEDIAN SALE PRICE



NARRE WARREN SOUTH, VIC, 3805

Suburb Median Sale Price (House)

\$902,000

01 January 2026 to 30 June 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.



8 LIGHTHORSE CRES, NARRE WARREN

 4  2  2

Sale Price

***\$835,000**

Sale Date: 03/06/2026

YEAR BUILT: 1997
BUILDING AREA: 157 SQM
LAND: 539 SQM

Distance from Property: 688m



725 GLASSCOCKS RD, NARRE WARREN

 4  2  2

Sale Price

\$780,000

Sale Date: 20/05/2026

YEAR BUILT: 2003
BUILDING AREA: 152 SQM
LAND: 600 SQM

Distance from Property: 656m



1 LANSBURY DR, NARRE WARREN SOUTH, VIC

 4  2  2

Sale Price

***\$810,000**

Sale Date: 07/05/2026

YEAR BUILT: 2002
BUILDING AREA: 142 SQM
LAND: 508 SQM

Distance from Property: 342m



This report has been compiled on 01/07/2026 by Area Specialist Rapid. Property Data Solutions Pty Ltd 2026 - 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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

7 HADLEY CIRCUIT, NARRE WARREN SOUTH, VIC 3805

Indicative selling price

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

Price Range: \$780,000 to \$839,000


Median sale price

Median price: \$902,000

Property type: House

Suburb: NARRE WARREN SOUTH

Period: 01 January 2026 to 30 June 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
8 LIGHTHORSE CRES, NARRE WARREN SOUTH, VIC 3805	*\$835,000	03/06/2026
725 GLASSCOCKS RD, NARRE WARREN SOUTH, VIC 3805	\$780,000	20/05/2026
1 LANSBURY DR, NARRE WARREN SOUTH, VIC 3805	*\$810,000	07/05/2026

This Statement of Information was prepared on: 01/07/2026