

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

67 LOXLEY BOULEVARD NARRE WARREN SOUTH VIC 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$875,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$856,000

Property type

House

Suburb

Narre Warren South

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 five kilometres of the property for sale in the last 18 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

16 WARRENWOOD PLACE NARRE WARREN VIC 3805	\$910,000	17-Mar-26
13 WOODROW COURT NARRE WARREN VIC 3805	\$900,000	17-Mar-26
85 DARLING WAY NARRE WARREN VIC 3805	\$850,000	15-May-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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Parampreet Randhawa
P 03 9707 6072
M 0490086009
E param.r@neilsonpartners.com.au



16 WARRENWOOD PLACE NARRE WARREN VIC 3805

 4  2  2

Sold Price

^{RS} **\$910,000**

Sold Date

17-Mar-26

Distance

0.52km



13 WOODROW COURT NARRE WARREN VIC 3805

 4  2  2

Sold Price

\$900,000

Sold Date

17-Mar-26

Distance

0.61km



85 DARLING WAY NARRE WARREN VIC 3805

 4  2  2

Sold Price

^{RS} **\$850,000**

Sold Date

15-May-26

Distance

1km

RS = Recent sale UN = Undisclosed Sale

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