

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

12 OSMINGTON CIRCLE 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

\$785,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Aug 2024

to

31 Jul 2025

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

64 ROBINSWOOD PARADE NARRE WARREN SOUTH VIC 3805	\$850,000	27-Mar-25
16 SHAMROCK CLOSE NARRE WARREN SOUTH VIC 3805	\$790,000	11-Feb-25
32 CHAMPAGNE GROVE NARRE WARREN SOUTH VIC 3805	\$820,000	12-Jun-25

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: 06 August 2025

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**64 ROBINSWOOD PARADE NARRE
WARREN SOUTH VIC 3805**

Sold Price

\$850,000

Sold Date

27-Mar-25



4



2



2

Distance

0.36km



**16 SHAMROCK CLOSE NARRE
WARREN SOUTH VIC 3805**

Sold Price

\$790,000

Sold Date

11-Feb-25



4



2



2

Distance

1.61km



**32 CHAMPAGNE GROVE NARRE
WARREN SOUTH VIC 3805**

Sold Price

\$820,000

Sold Date

12-Jun-25



4



2



2

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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