

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

5/31-45 VIMINI DRIVE NARRE WARREN 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Nov 2024

to

31 Oct 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

3 MORAN STREET NARRE WARREN VIC 3805	\$599,000	30-Jun-25
2/26-28 LANCASTER AVENUE NARRE WARREN VIC 3805	\$600,000	17-Jul-25
3A CROWLEY AVENUE NARRE WARREN VIC 3805	\$650,000	08-Aug-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: 20 November 2025



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3 MORAN STREET NARRE WARREN VIC 3805

3 1 2

Sold Price **\$599,000** Sold Date **30-Jun-25**

Distance **0.18km**



2/26-28 LANCASTER AVENUE NARRE WARREN VIC 3805

3 1 1

Sold Price **\$600,000** Sold Date **17-Jul-25**

Distance **0.3km**



3A CROWLEY AVENUE NARRE WARREN VIC 3805

3 2 2

Sold Price **\$650,000** Sold Date **08-Aug-25**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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