

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

6 CHESHIRE PLACE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jan 2025

to

31 Dec 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

7 ARLINGTON PLACE NARRE WARREN SOUTH VIC 3805	\$886,000	29-Jul-25
15 SOMERSET COURT NARRE WARREN SOUTH VIC 3805	\$825,000	24-Sep-24
7 PADSTOW COURT NARRE WARREN SOUTH VIC 3805	\$820,000	21-Jan-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 January 2026

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**7 ARLINGTON PLACE NARRE
WARREN SOUTH VIC 3805**

 4  2  2

Sold Price **\$886,000** Sold Date **29-Jul-25**

Distance **0.09km**



**15 SOMERSET COURT NARRE
WARREN SOUTH VIC 3805**

 4  2  2

Sold Price **\$825,000** Sold Date **24-Sep-24**

Distance **0.26km**



**7 PADSTOW COURT NARRE
WARREN SOUTH VIC 3805**

 4  2  2

Sold Price **\$820,000** Sold Date **21-Jan-25**

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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