

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

9 ARLINGTON 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,000

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 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

5 CHESHIRE PLACE NARRE WARREN SOUTH VIC 3805	\$930,000	29-Apr-26
41 PEVENSEY DRIVE NARRE WARREN SOUTH VIC 3805	\$874,000	04-Feb-26
4 OSMINGTON CIRCLE NARRE WARREN SOUTH VIC 3805	\$912,000	16-Dec-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: 04 May 2026



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5 CHESHIRE PLACE NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price ^{RS} **\$930,000** Sold Date **29-Apr-26**

Distance **0.09km**



41 PEVENSEY DRIVE NARRE WARREN SOUTH VIC 3805

3 2 2

Sold Price **\$874,000** Sold Date **04-Feb-26**

Distance **0.61km**



4 OSMINGTON CIRCLE NARRE WARREN SOUTH VIC 3805

3 2 2

Sold Price **\$912,000** Sold Date **16-Dec-25**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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