

## 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

40 KENT ROAD NARRE WARREN VIC 3805

### Indicative selling price

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

Single Price

or range  
between

\$720,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Narre Warren

Period-from

01 Mar 2025

to

28 Feb 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 12 FLEETWOOD DRIVE NARRE WARREN VIC 3805 | \$730,000 | 13-Dec-25 |
| 29 SHIRAZ CRESCENT NARRE WARREN VIC 3805 | \$749,000 | 22-Nov-25 |
| 2 COTTSWOLD AVENUE NARRE WARREN VIC 3805 | \$762,000 | 19-Mar-26 |

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: 27 March 2026



## OBrien Real Estate

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### 12 FLEETWOOD DRIVE NARRE WARREN VIC 3805

3 2 2

Sold Price **\$730,000** Sold Date **13-Dec-25**

Distance **1.19km**



### 29 SHIRAZ CRESCENT NARRE WARREN VIC 3805

3 2 2

Sold Price **\$749,000** Sold Date **22-Nov-25**

Distance **2.18km**



### 2 COTTSWOLD AVENUE NARRE WARREN VIC 3805

3 2 2

Sold Price <sup>RS</sup> **\$762,000** Sold Date **19-Mar-26**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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