

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

8 WESLEY 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jul 2025

to

30 Jun 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

2 COTTSWOLD AVENUE NARRE WARREN VIC 3805	\$762,000	08-Mar-26
26 WARRENWOOD PLACE NARRE WARREN VIC 3805	\$789,000	03-Jul-26
2 IRELAND AVENUE NARRE WARREN VIC 3805	-	09-Jul-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: 16 July 2026



OBrien Real Estate

Steve Harrison

M 0407800915

E steve.harrison@obrienrealestate.com.au



**2 COTTSWOLD AVENUE NARRE
WARREN VIC 3805**

3 2 2

Sold Price

\$762,000

Sold Date

08-Mar-26

Distance

0.36km



**26 WARRENWOOD PLACE NARRE
WARREN VIC 3805**

3 2 1

Sold Price

^{RS} **\$789,000**

Sold Date

03-Jul-26

Distance

0.85km



**2 IRELAND AVENUE NARRE
WARREN VIC 3805**

3 2 -

Sold Price

^{RS UN}
-

Sold Date

09-Jul-26

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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