

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

3 PAPILLION WAY 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

\$862,500

Property type

House

Suburb

Narre Warren South

Period-from

01 Jun 2025

to

31 May 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

6 CHESHIRE PLACE NARRE WARREN SOUTH VIC 3805	\$880,000	02-Feb-26
15 HILLSTON COURT NARRE WARREN SOUTH VIC 3805	\$870,000	23-Jun-26
9 ARLINGTON PLACE NARRE WARREN SOUTH VIC 3805	\$880,000	25-May-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: 26 June 2026

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**6 CHESHIRE PLACE NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price **\$880,000** Sold Date **02-Feb-26**

Distance **1.32km**



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

4 2 2

Sold Price ^{RS} **\$870,000** Sold Date **23-Jun-26**

Distance **1.46km**



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

4 2 2

Sold Price ^{RS} **\$880,000** Sold Date **25-May-26**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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