

# 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

28 Franleigh Drive, 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)

Range between

\$660,000

&

\$726,000

### Median sale price

Median price

\$750,000

Property Type

House

Suburb

Narre Warren

Period - From

01/04/2024

to

31/03/2025

Source

REIV

### 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 six 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
1	11 Sweet Gum Av NARRE WARREN 3805	\$727,000	12/06/2025
2	4 Facey Ct NARRE WARREN 3805	\$715,000	06/06/2025
3	5 Jade Ct NARRE WARREN 3805	\$662,500	26/04/2025

**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 six months.~~

This Statement of Information was prepared on:

19/06/2025 11:12



3 1 1

Property Type: House  
Land Size: 728 sqm approx  
Agent Comments

Comparable Properties



11 Sweet Gum Av NARRE WARREN 3805 (REI)

Agent Comments

3 1 2

Price: \$727,000  
Method: Private Sale  
Date: 12/06/2025  
Property Type: House  
Land Size: 650 sqm approx



4 Facey Ct NARRE WARREN 3805 (REI)

Agent Comments

3 1 2

Price: \$715,000  
Method: Private Sale  
Date: 06/06/2025  
Property Type: House  
Land Size: 705 sqm approx



5 Jade Ct NARRE WARREN 3805 (REI)

Agent Comments

3 1 2

Price: \$662,500  
Method: Auction Sale  
Date: 26/04/2025  
Property Type: House (Res)  
Land Size: 717 sqm approx