

## 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

38 HIGHLAND CRESCENT NARRE WARREN SOUTH VIC 3805

### Indicative selling price

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

Single Price

or range  
between

\$880,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$812,500

Property type

House

Suburb

Narre Warren South

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

8 DEWDROP PLACE NARRE WARREN SOUTH VIC 3805	\$910,000	24-Apr-25
23 THE AVENUE NARRE WARREN SOUTH VIC 3805	\$927,500	17-Jun-25
53 MONTEBELLO BOULEVARD NARRE WARREN SOUTH VIC 3805	\$910,000	09-Jun-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.~~

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**8 DEWDROP PLACE NARRE  
WARREN SOUTH VIC 3805**

 4  2  2

Sold Price **\$910,000** Sold Date **24-Apr-25**

Distance **0.09km**



**23 THE AVENUE NARRE WARREN  
SOUTH VIC 3805**

 4  2  2

Sold Price <sup>RS</sup> **\$927,500** Sold Date **17-Jun-25**

Distance **0.49km**



**53 MONTEBELLO BOULEVARD  
NARRE WARREN SOUTH VIC 3805**

 4  2  2

Sold Price **\$910,000** Sold Date **09-Jun-25**

Distance **0.7km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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