

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

6 TOPAZ PLACE 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

\$780,000

&

\$855,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$803,000

Property type

House

Suburb

Narre Warren

Period-from

01 May 2025

to

30 Apr 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

65 KENDALL DRIVE NARRE WARREN VIC 3805	\$800,188	16-Mar-26
21 ANACONDA ROAD NARRE WARREN VIC 3805	\$770,000	17-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: 13 May 2026



**65 KENDALL DRIVE NARRE
WARREN VIC 3805**

 3  1  1

Sold Price ^{RS} **\$800,188** Sold Date **16-Mar-26**

Distance **1.25km**



**21 ANACONDA ROAD NARRE
WARREN VIC 3805**

 3  1  4

Sold Price ^{RS} **\$770,000** Sold Date **17-Mar-26**

Distance **0.82km**

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

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