

## 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

15 PORTSEA PLACE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$860,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Narre Warren

Period-from

01 Nov 2024

to

31 Oct 2025

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 17 BERTRAND CLOSE BERWICK VIC 3806       | \$930,000 | 01-Sep-25 |
| 129 KURRAJONG ROAD NARRE WARREN VIC 3805 | \$885,000 | 06-Sep-25 |
| 16 GODWIN AVENUE NARRE WARREN VIC 3805   | \$880,000 | 29-Sep-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.~~

This Statement of Information was prepared on: 18 November 2025



**17 BERTRAND CLOSE BERWICK  
VIC 3806**

 4  2  2

Sold Price **\$930,000** Sold Date **01-Sep-25**

Distance **1.73km**



**129 KURRAJONG ROAD NARRE  
WARREN VIC 3805**

 4  2  3

Sold Price **\$885,000** Sold Date **06-Sep-25**

Distance **1.23km**



**16 GODWIN AVENUE NARRE  
WARREN VIC 3805**

 4  2  4

Sold Price **\$880,000** Sold Date **29-Sep-25**

Distance **0.94km**

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

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