

## 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

12 FABRIANO PLACE NARRE WARREN SOUTH 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,650

Property type

House

Suburb

Narre Warren South

Period-from

01 Sep 2024

to

31 Aug 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 1 TORINO CLOSE NARRE WARREN SOUTH VIC 3805 | \$1,220,000 | 12-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.

This Statement of Information was prepared on: 25 September 2025



**1 TORINO CLOSE NARRE WARREN  
SOUTH VIC 3805**

Sold Price

**\$1,220,000**

Sold Date

**12-Jun-25**



4



3



2

Distance

**0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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