

# 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 16 Caulfield Court, 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)

Price Range

\$900,000

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\$990,000

### Median sale price

Median price

\$750,000

Property Type

House

Suburb

Narre Warren (3805)

Period - From

01/01/2024

to

31/12/2024

Source

Pricefinder

### Comparable property sales

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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
3 ELIDA CRESCENT, NARRE WARREN SOUTH VIC 3805	\$970,000	04/12/2024
16 SALLYBROOK CIRCUIT, NARRE WARREN VIC 3805	\$960,000	12/02/2025
7 ANGEL CLOSE, NARRE WARREN SOUTH VIC 3805	\$955,000	19/09/2024

This Statement of Information was prepared on: 26/02/2025