

## 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 EDMONDS STREET 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

\$775,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$741,000

Property type

House

Suburb

Narre Warren

Period-from

01 Mar 2024

to

28 Feb 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

1 CORAL GUM COURT NARRE WARREN VIC 3805	\$820,000	03-Dec-24
4 HEDLEY COURT NARRE WARREN VIC 3805	\$770,000	08-Oct-24
6 MAIZE PLACE NARRE WARREN VIC 3805	\$828,000	25-Feb-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: 03 March 2025



## 1 CORAL GUM COURT NARRE WARREN VIC 3805

4 2 2

Sold Price **\$820,000** Sold Date **03-Dec-24**

Distance **1.21km**



## 4 HEDLEY COURT NARRE WARREN VIC 3805

4 2 2

Sold Price **\$770,000** Sold Date **08-Oct-24**

Distance **0.36km**



## 6 MAIZE PLACE NARRE WARREN VIC 3805

4 2 2

Sold Price <sup>RS</sup> **\$828,000** Sold Date **25-Feb-25**

Distance **1.91km**

RS = Recent sale

UN = Undisclosed Sale

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