

## 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

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$741,000

Property type

House

Suburb

Narre Warren

Period-from

01 Feb 2024

to

31 Jan 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

9 BIRCHFIELD COURT NARRE WARREN VIC 3805	\$760,000	08-Sep-24
103 AMBER CRESCENT NARRE WARREN VIC 3805	\$750,000	18-Aug-24
2 TREWIN COURT NARRE WARREN VIC 3805	\$720,000	14-Dec-24

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 February 2025



**9 BIRCHFIELD COURT NARRE  
WARREN VIC 3805**

4 2 2

Sold Price **\$760,000** Sold Date **08-Sep-24**

Distance **0.57km**



**103 AMBER CRESCENT NARRE  
WARREN VIC 3805**

4 2 2

Sold Price **\$750,000** Sold Date **18-Aug-24**

Distance **1.11km**



**2 TREWIN COURT NARRE  
WARREN VIC 3805**

4 2 2

Sold Price <sup>RS</sup> **\$720,000** <sup>UN</sup> Sold Date **14-Dec-24**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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