

## 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

10 BIRCHFIELD COURT NARRE WARREN VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,020,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Narre Warren

Period-from

01 May 2024

to

30 Apr 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

3 FRED A COURT NARRE WARREN VIC 3805	\$1,050,000	21-Apr-25
41 BARONDI AVENUE NARRE WARREN VIC 3805	\$1,020,000	09-Apr-25
22 NEW ENGLAND WAY NARRE WARREN VIC 3805	\$1,020,000	09-Mar-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: 27 May 2025

Kylah Freund  
P 03 8794 6100  
M 0481 272 100  
E kfreund@barryplant.com.au



### 3 FREDA COURT NARRE WARREN VIC 3805

 5  2  2

Sold Price

<sup>RS</sup>

**\$1,050,000**

Sold Date

**21-Apr-25**

Distance

**0.91km**



### 41 BARONDI AVENUE NARRE WARREN VIC 3805

 5  3  2

Sold Price

<sup>RS</sup>

**\$1,020,000**

Sold Date

**09-Apr-25**

Distance

**0.82km**



### 22 NEW ENGLAND WAY NARRE WARREN VIC 3805

 3  2  2

Sold Price

**\$1,020,000**

Sold Date

**09-Mar-25**

Distance

**2.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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