

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 DIAMOND COURT NARRE WARREN NORTH VIC 3804

Indicative selling price

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

Single Price

or range
between

\$825,000

&

\$907,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Aug 2024

to

31 Jul 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

138 MARAMBA DRIVE NARRE WARREN VIC 3805	\$840,000	11-Mar-25
1 EVELYN COURT NARRE WARREN VIC 3805	\$857,000	20-Jun-25
3 FINCH STREET BERWICK VIC 3806	\$870,000	22-May-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.~~

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Alison Barkley
P 0359411977
M 0480733051
E abarkley@barryplant.com.au



138 MARAMBA DRIVE NARRE WARREN VIC 3805

 3  2  2

Sold Price **\$840,000** Sold Date **11-Mar-25**

Distance **1.97km**



1 EVELYN COURT NARRE WARREN VIC 3805

 3  2  1

Sold Price ^{RS} **\$857,000** Sold Date **20-Jun-25**

Distance **1.92km**



3 FINCH STREET BERWICK VIC 3806

 3  2  4

Sold Price ^{RS} **\$870,000** Sold Date **22-May-25**

Distance **1.37km**

RS = Recent sale **UN** = Undisclosed Sale

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