

## 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 OAKGROVE DRIVE NARRE WARREN SOUTH 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Narre Warren South

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

|                                                   |           |           |
|---------------------------------------------------|-----------|-----------|
| 2 CARRANYA COURT NARRE WARREN SOUTH VIC 3805      | \$785,000 | 29-Jan-25 |
| 1 APPLE BLOSSOM COURT NARRE WARREN SOUTH VIC 3805 | \$800,000 | 31-Dec-24 |
| 3 LOWDEN COURT NARRE WARREN SOUTH VIC 3805        | \$809,000 | 13-Oct-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: 03 March 2025



**2 CARRANYA COURT NARRE  
WARREN SOUTH VIC 3805**

 4  2  2

Sold Price

RS

**\$785,000**

Sold Date

**29-Jan-25**

Distance

**1.36km**



**1 APPLE BLOSSOM COURT NARRE  
WARREN SOUTH VIC 3805**

 4  2  2

Sold Price

**\$800,000**

Sold Date

**31-Dec-24**

Distance

**1.35km**



**3 LOWDEN COURT NARRE  
WARREN SOUTH VIC 3805**

 4  2  2

Sold Price

**\$809,000**

Sold Date

**13-Oct-24**

Distance

**0.71km**

RS = Recent sale

UN = Undisclosed Sale

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