

## 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](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

\$749,000

Property type

House

Suburb

Narre Warren

Period-from

01 Apr 2024

to

31 Mar 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 TUCK COURT NARRE WARREN VIC 3805	\$820,000	07-Mar-25
74 ANACONDA ROAD NARRE WARREN VIC 3805	\$807,500	28-Feb-25
5 DEBANNE COURT NARRE WARREN VIC 3805	\$796,500	14-Apr-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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Nicola Parreira  
P 03 8794 6100  
M 0407 921 332  
E nparreira@barryplant.com.au



## 2 TUCK COURT NARRE WARREN VIC 3805

 4  2  2

Sold Price <sup>RS</sup> **\$820,000** <sup>UN</sup> Sold Date **07-Mar-25**

Distance **0.44km**



## 74 ANACONDA ROAD NARRE WARREN VIC 3805

 4  2  -

Sold Price <sup>RS</sup> **\$807,500** Sold Date **28-Feb-25**

Distance **0.72km**



## 5 DEBANNE COURT NARRE WARREN VIC 3805

 4  2  2

Sold Price <sup>RS</sup> **\$796,500** <sup>UN</sup> Sold Date **14-Apr-25**

Distance **0.65km**

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

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