

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

2/16 LINLITHGOW COURT NARRE WARREN VIC 3805

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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Sep 2024

to

31 Aug 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

1/7-9 DENISE COURT NARRE WARREN VIC 3805	\$510,000	22-Jul-25
1/34 VICTORIA ROAD NARRE WARREN VIC 3805	\$498,000	12-Apr-25
2/7 AMBER CRESCENT NARRE WARREN VIC 3805	\$535,000	07-Jul-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: 30 September 2025


**1/7-9 DENISE COURT NARRE
WARREN VIC 3805**

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Sold Price

\$510,000

Sold Date

22-Jul-25

Distance

0.56km

**1/34 VICTORIA ROAD NARRE
WARREN VIC 3805**

🛏️ 2 🚿 1 🚗 1

Sold Price

\$498,000

Sold Date

12-Apr-25

Distance

1.27km

**2/7 AMBER CRESCENT NARRE
WARREN VIC 3805**

🛏️ 2 🚿 1 🚗 1

Sold Price

\$535,000

Sold Date

07-Jul-25

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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