

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

2/6 SHARA 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Narre Warren

Period-from

01 Oct 2024

to

30 Sep 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

22/7-9 DENISE COURT NARRE WARREN VIC 3805	\$611,000	29-Jul-25
1 FESTIVAL TERRACE BERWICK VIC 3806	\$570,000	12-Jun-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: 01 October 2025

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**22/7-9 DENISE COURT NARRE
WARREN VIC 3805**

 2
  1
  1

Sold Price

\$611,000

Sold Date

29-Jul-25

Distance

0.49km



**1 FESTIVAL TERRACE BERWICK
VIC 3806**

 3
  1
  1

Sold Price

\$570,000

Sold Date

12-Jun-25

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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