

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

4 KAILAH COURT NARRE WARREN SOUTH 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,650

Property type

House

Suburb

Narre Warren South

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

6 KAILAH COURT NARRE WARREN SOUTH VIC 3805	\$886,500	14-Aug-25
64 HARRINGTON DRIVE NARRE WARREN SOUTH VIC 3805	\$880,000	17-May-24
21 HADLEY CIRCUIT NARRE WARREN SOUTH VIC 3805	\$882,000	03-Sep-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: 09 September 2025

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6 KAILAH COURT NARRE WARREN SOUTH VIC 3805 Sold Price ^{RS} **\$886,500** Sold Date **14-Aug-25**
Distance **0.04km**

 4  2  2



64 HARRINGTON DRIVE NARRE WARREN SOUTH VIC 3805 Sold Price **\$880,000** Sold Date **17-May-24**
Distance **0.08km**

 3  2  2



21 HADLEY CIRCUIT NARRE WARREN SOUTH VIC 3805 Sold Price ^{RS} **\$882,000** Sold Date **03-Sep-25**
Distance **0.2km**

 4  2  2

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

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