

## 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

40 IRELAND AVENUE 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

\$880,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jul 2024

to

30 Jun 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

27 TRALEE CIRCUIT NARRE WARREN VIC 3805	\$880,000	30-May-25
7 TRAFALGAR COURT NARRE WARREN SOUTH VIC 3805	\$980,000	26-Jun-25
10 OLIVER COURT NARRE WARREN SOUTH VIC 3805	\$955,000	30-May-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: 23 July 2025


**27 TRALEE CIRCUIT NARRE  
WARREN VIC 3805**

 4
  2
  2

Sold Price **\$880,000** Sold Date **30-May-25**

Distance **1.45km**


**7 TRAFALGAR COURT NARRE  
WARREN SOUTH VIC 3805**

 4
  2
  2

Sold Price <sup>RS</sup> **\$980,000** Sold Date **26-Jun-25**

Distance **1.62km**


**10 OLIVER COURT NARRE  
WARREN SOUTH VIC 3805**

 4
  2
  2

Sold Price **\$955,000** Sold Date **30-May-25**

Distance **1.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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