

## 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

41 MAIN STREET NARRE WARREN NORTH VIC 3804

### 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

\$1,500,000

&

\$1,625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,692,500

Property type

House

Suburb

Narre Warren North

Period-from

01 May 2024

to

30 Apr 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

1A GORI COURT NARRE WARREN NORTH VIC 3804	\$1,560,000	27-Nov-24
9 PONDS WAY NARRE WARREN NORTH VIC 3804	\$1,500,000	07-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.

This Statement of Information was prepared on: 05 May 2025

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**1A GORI COURT NARRE WARREN  
NORTH VIC 3804** Sold Price **\$1,560,000** Sold Date **27-Nov-24**  
Distance **1.93km**

 3  2  4



**9 PONDS WAY NARRE WARREN  
NORTH VIC 3804** Sold Price <sup>RS</sup> **\$1,500,000** Sold Date **07-Apr-25**  
Distance **0.42km**

 4  2  3

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

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