

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

5 MANNA GUM 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Narre Warren

Period-from

01 Nov 2024

to

31 Oct 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

90 BELLEVUE DRIVE BERWICK VIC 3806	980000	02-Aug-25
4 IMER CRESCENT BERWICK VIC 3806	1070000	13-Aug-25
16 CAULFIELD COURT NARRE WARREN VIC 3805	1085000	20-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.~~

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90 BELLEVUE DRIVE BERWICK VIC 3806

 5  2  2

Sold Price 980000 Sold Date 02-Aug-25

Distance **1.49km**



4 IMER CRESCENT BERWICK VIC 3806

 4  2  2

Sold Price

1070000 Sold Date 13-Aug-25

Distance **1.46km**



16 CAULFIELD COURT NARRE WARREN VIC 3805

 4  2  2

Sold Price

1085000 Sold Date 20-Jun-25

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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