

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 PATER CLOSE 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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$758,000

Property type

House

Suburb

Narre Warren

Period-from

01 Aug 2024

to

31 Jul 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

4 CARROLL COURT NARRE WARREN VIC 3805	\$770,000	03-Apr-25
101 SAFFRON DRIVE NARRE WARREN VIC 3805	\$738,000	18-Apr-25
34 MARAMBA DRIVE NARRE WARREN VIC 3805	\$750,000	31-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: 20 August 2025



**4 CARROLL COURT NARRE
WARREN VIC 3805**

3 2 2

Sold Price **\$770,000** Sold Date **03-Apr-25**

Distance **0.37km**



**101 SAFFRON DRIVE NARRE
WARREN VIC 3805**

3 2 2

Sold Price **\$738,000** Sold Date **18-Apr-25**

Distance **0.53km**



**34 MARAMBA DRIVE NARRE
WARREN VIC 3805**

3 2 2

Sold Price **\$750,000** Sold Date **31-May-25**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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