

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

6 BARINGA PARK DRIVE 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Narre Warren South

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

9 NANA WALK NARRE WARREN SOUTH VIC 3805	\$807,500	23-Apr-25
8 CLEMENT COURT NARRE WARREN SOUTH VIC 3805	\$825,000	30-Jun-25
21 GOLDEN GROVE DRIVE NARRE WARREN SOUTH VIC 3805	\$868,000	24-Jul-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: 28 July 2025



9 NANA WALK NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price

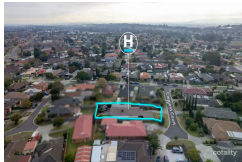
\$807,500

Sold Date

23-Apr-25

Distance

0.21km



8 CLEMENT COURT NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price

^{RS} **\$825,000**

Sold Date

30-Jun-25

Distance

0.43km



21 GOLDEN GROVE DRIVE NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price

^{RS} **\$868,000**

Sold Date

24-Jul-25

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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