

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 DANIEL 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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Narre Warren

Period-from

01 Sep 2024

to

31 Aug 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

5 MICA COURT NARRE WARREN VIC 3805	\$900,000	05-Sep-25
28 DUNCRAIG COURT NARRE WARREN VIC 3805	\$834,000	11-Jul-25
10 DUNCRAIG COURT NARRE WARREN VIC 3805	\$830,000	01-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: 15 September 2025



**5 MICA COURT NARRE WARREN
VIC 3805**

3 2 2

Sold Price ^{RS} **\$900,000** Sold Date **05-Sep-25**

Distance **0.66km**



**28 DUNCRAIG COURT NARRE
WARREN VIC 3805**

3 2 2

Sold Price **\$834,000** Sold Date **11-Jul-25**

Distance **0.77km**



**10 DUNCRAIG COURT NARRE
WARREN VIC 3805**

3 2 2

Sold Price **\$830,000** Sold Date **01-Jul-25**

Distance **0.79km**

RS = Recent sale UN = Undisclosed Sale

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