

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 PARKLANDS 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

\$850,000

&

\$915,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Narre Warren

Period-from

01 Dec 2024

to

30 Nov 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

1 FOUNTAIN DRIVE NARRE WARREN VIC 3805	867000	12-Oct-25
4 MORNMOOT COURT HALLAM VIC 3803	910000	17-Jun-25
6 HINRICHSSEN DRIVE HALLAM VIC 3803	940000	27-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: 03 December 2025

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1 FOUNTAIN DRIVE NARRE WARREN VIC 3805

 5  2  2

Sold Price **867000** Sold Date **12-Oct-25**

Distance **0.31km**



4 MORNMOOT COURT HALLAM VIC 3803

 5  2  2

Sold Price **910000** Sold Date **17-Jun-25**

Distance **1.56km**



6 HINRICHSSEN DRIVE HALLAM VIC 3803

 5  3  2

Sold Price **940000** Sold Date **27-Jul-25**

Distance **1.49km**

RS = Recent sale UN = Undisclosed Sale

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