

## 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

6B FAIRMONT COURT NARRE WARREN NORTH VIC 3804

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,557,500

Property type

Other

Suburb

Narre Warren North

Period-from

01 Oct 2024

to

30 Sep 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 MANNAHAVEN CLOSE ENDEAVOUR HILLS VIC 3802    | \$1,060,000 | 23-May-25 |
| 38 CARMEN CRESCENT NARRE WARREN NORTH VIC 3804 | -           | 15-Jan-25 |
| 3/237 PRINCES HIGHWAY HALLAM VIC 3803          | \$1,000,000 | 24-Aug-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: 22 October 2025



**1 MANNAHAVEN CLOSE  
ENDEAVOUR HILLS VIC 3802**

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Sold Price <sup>RS</sup> **\$1,060,000** Sold Date **23-May-25**

Distance **2.34km**

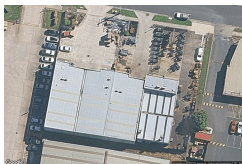


**38 CARMEN CRESCENT NARRE  
WARREN NORTH VIC 3804**

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Sold Price - Sold Date **15-Jan-25**

Distance **0.44km**



**3/237 PRINCES HIGHWAY HALLAM  
VIC 3803**

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Sold Price **\$1,000,000** Sold Date **24-Aug-25**

Distance **3.08km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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