

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

8 JUNCUS STREET 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Narre Warren

Period-from

01 Sep 2025

to

31 Aug 2026

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 LOOSESTRIFE STREET NARRE WARREN VIC 3805	\$670,000	02-Jun-26
28 CRICKLEWOOD CIRCUIT NARRE WARREN VIC 3805	\$730,000	27-May-26
38 CRICKLEWOOD CIRCUIT NARRE WARREN VIC 3805	\$700,000	10-Mar-26

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: 08 September 2026



**9 LOOSESTRIFE STREET NARRE
WARREN VIC 3805**

Sold Price **\$670,000** Sold Date **02-Jun-26**

4 3 1

Distance **0.31km**



**28 CRICKLEWOOD CIRCUIT NARRE
WARREN VIC 3805**

Sold Price **\$730,000** Sold Date **27-May-26**

4 2 2

Distance **0.33km**



**38 CRICKLEWOOD CIRCUIT NARRE
WARREN VIC 3805**

Sold Price **\$700,000** Sold Date **10-Mar-26**

4 2 2

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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