

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 PELICAN COURT 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

\$825,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Aug 2024

to

31 Jul 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

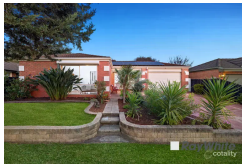
Date of sale

2 SWAN COURT NARRE WARREN SOUTH VIC 3805	\$850,000	08-Jul-25
19 APPLETON COURT NARRE WARREN SOUTH VIC 3805	\$850,000	19-Jun-25
15 DROVERS RETREAT NARRE WARREN SOUTH VIC 3805	\$856,500	20-May-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 August 2025



2 SWAN COURT NARRE WARREN SOUTH VIC 3805

 5
  2
  2

Sold Price

\$850,000

Sold Date

08-Jul-25

Distance

0.1km



19 APPLETON COURT NARRE WARREN SOUTH VIC 3805

 4
  2
  2

Sold Price

Sold Date

19-Jun-25

Distance

0.45km



15 DROVERS RETREAT NARRE WARREN SOUTH VIC 3805

 4
  2
  2

Sold Price

\$856,500

Sold Date

20-May-25

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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