

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

9 BIRCHFIELD 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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Narre Warren

Period-from

01 Feb 2025

to

31 Jan 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

185 MARAMBA DRIVE NARRE WARREN VIC 3805	\$950,000	13-Nov-25
1 CLAIRE COURT NARRE WARREN VIC 3805	\$950,000	18-Nov-25
13 BARDSLEY COURT NARRE WARREN VIC 3805	\$950,000	20-Nov-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: 10 February 2026


**185 MARAMBA DRIVE NARRE
WARREN VIC 3805**
 4  2  2

Sold Price

\$950,000

Sold Date

13-Nov-25

Distance

0.27km

**1 CLAIRE COURT NARRE WARREN
VIC 3805**
 4  2  2

Sold Price

Sold Date

18-Nov-25

Distance

0.54km

**13 BARDSLEY COURT NARRE
WARREN VIC 3805**
 4  2  2

Sold Price

Sold Date

20-Nov-25

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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