

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

5 MARVIL AVENUE 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

&

\$900,000

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

5 DOUG COURT NARRE WARREN VIC 3805	\$850,000	05-Dec-25
3 ESTELLA COURT NARRE WARREN VIC 3805	\$870,000	07-Oct-25
31 KENDALL DRIVE NARRE WARREN VIC 3805	\$900,000	09-Oct-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: 17 February 2026


**5 DOUG COURT NARRE WARREN
VIC 3805**
 4  2  2

Sold Price

\$850,000

 Sold Date **05-Dec-25**

 Distance **1.09km**

**3 ESTELLA COURT NARRE
WARREN VIC 3805**
 4  2  2

Sold Price

\$870,000

 Sold Date **07-Oct-25**

 Distance **0.64km**

**31 KENDALL DRIVE NARRE
WARREN VIC 3805**
 4  2  2

Sold Price

\$900,000

 Sold Date **09-Oct-25**

 Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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