

## 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

22 DUNCAN STREET NARRE WARREN VIC 3805

### 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

\$860,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Narre Warren

Period-from

01 Mar 2025

to

28 Feb 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 BIRCHFIELD COURT NARRE WARREN VIC 3805	\$970,000	10-Mar-26
7 BADGER COURT NARRE WARREN VIC 3805	\$890,500	04-Feb-26
32 CHRISTINA STREET NARRE WARREN VIC 3805	\$906,000	19-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: 27 March 2026



**9 BIRCHFIELD COURT NARRE  
WARREN VIC 3805**

 4  2  2

Sold Price

<sup>RS</sup> **\$970,000**

Sold Date **10-Mar-26**

Distance **0.24km**



**7 BADGER COURT NARRE  
WARREN VIC 3805**

 4  2  2

Sold Price

**\$890,500**

Sold Date **04-Feb-26**

Distance **0.25km**



**32 CHRISTINA STREET NARRE  
WARREN VIC 3805**

 3  2  2

Sold Price

<sup>RS</sup> **\$906,000**

Sold Date **19-Mar-26**

Distance **0.53km**

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

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