

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

2 MELISSA 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

\$830,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$807,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jun 2025

to

31 May 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

6 DUNCRAIG COURT NARRE WARREN VIC 3805	\$840,000	01-Jun-26
19 GEOFFREY COURT NARRE WARREN VIC 3805	\$860,000	25-Apr-26
9 MADISON AVENUE NARRE WARREN VIC 3805	\$900,000	26-May-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: 10 June 2026


**6 DUNCRAIG COURT NARRE
WARREN VIC 3805**
 4
  2
  2

Sold Price

^{RS} **\$840,000**

Sold Date

01-Jun-26

Distance

0.93km

**19 GEOFFREY COURT NARRE
WARREN VIC 3805**
 4
  2
  1

Sold Price

^{RS} **\$860,000**

Sold Date

25-Apr-26

Distance

1.2km

**9 MADISON AVENUE NARRE
WARREN VIC 3805**
 4
  2
  2

Sold Price

^{RS} **\$900,000**

Sold Date

26-May-26

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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