

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	1/16 Linlithgow Court Narre Warren, 3805
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

Range between	\$590,000 & \$630,000
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### Median sale price

Median price	\$610,000	Property Type	UNIT	Suburb	NARRE WARREN
Period - From	01-Jan-2025	to	31-Dec-2025	Source	pricefinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	2/6 HEYINGTON CIR, NARRE WARREN	\$641,000	27-Oct-2025
2	2/16 LINLITHGOW CRT, NARRE WARREN	\$622,000	13-Oct-2025
3	22/7-9 DENISE CRT, NARRE WARREN	\$611,000	29-Jul-2025

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