

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 4 Birch Court, Narre Warren, VIC 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$769,000

&

\$839,000

Median sale price

Median price

\$827,750

Property Type

House

Suburb

Narre Warren South (3805)

Period - From

01/07/2025

to

31/12/2025

Source

pricefinder

Comparable property sales

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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
12 ROSEMONT DRIVE, NARRE WARREN VIC 3805	\$780,000	09/12/2025
47 SWEENEY DRIVE, NARRE WARREN VIC 3805	\$831,000	20/11/2025
6 MAHON CRESCENT, NARRE WARREN VIC 3805	\$825,000	15/10/2025

This Statement of Information was prepared on: 13/03/2026