

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

1 BERYL 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Narre Warren

Period-from

01 Aug 2025

to

31 Jul 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

3 SHEARER COURT NARRE WARREN VIC 3805	\$830,000	08-Aug-26
3 CLAIRE COURT NARRE WARREN VIC 3805	\$856,100	03-May-25
105 KURRAJONG ROAD NARRE WARREN VIC 3805	\$856,000	11-Jun-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: 10 August 2026



3 SHEARER COURT NARRE WARREN VIC 3805

 4
  2
  2

Sold Price

^{RS}
\$830,000

Sold Date **08-Aug-26**

Distance

4.66km


3 CLAIRE COURT NARRE WARREN VIC 3805

 4
  2
  2

Sold Price

\$856,100

Sold Date **03-May-25**

Distance

1.34km


105 KURRAJONG ROAD NARRE WARREN VIC 3805

 4
  2
  2

Sold Price

\$856,000

Sold Date **11-Jun-25**

Distance

0.41km
RS = Recent sale

UN = Undisclosed Sale

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