

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 WILGA 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

\$840,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Narre Warren

Period-from

01 Apr 2025

to

31 Mar 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

7 LLOYD AVENUE NARRE WARREN VIC 3805	\$855,000	12-Feb-26
6 MAHON CRESCENT NARRE WARREN VIC 3805	\$825,000	15-Oct-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: 01 April 2026



7 LLOYD AVENUE NARRE WARREN VIC 3805

3 2 3

Sold Price

^{RS}

\$855,000

Sold Date

12-Feb-26

Distance

2.94km



6 MAHON CRESCENT NARRE WARREN VIC 3805

3 2 2

Sold Price

\$825,000

Sold Date

15-Oct-25

Distance

3.45km

RS = Recent sale

UN = Undisclosed Sale

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