

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 JENNIFER 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

\$770,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

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

6 STRINGYBARK COURT BERWICK VIC 3806	\$842,000	23-May-26
6 HOWITT COURT BERWICK VIC 3806	\$795,000	21-May-26
4 ARISTOTLE COURT NARRE WARREN VIC 3805	\$800,000	11-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: 05 August 2026



6 STRINGYBARK COURT BERWICK VIC 3806

3 2 2

Sold Price

\$842,000

Sold Date **23-May-26**

Distance **1.91km**



6 HOWITT COURT BERWICK VIC 3806

3 2 2

Sold Price

\$795,000

Sold Date **21-May-26**

Distance **1.78km**



4 ARISTOTLE COURT NARRE WARREN VIC 3805

3 2 2

Sold Price

^{RS} **\$800,000**

Sold Date **11-May-26**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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