

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 26 Tarcoola Drive, Narre Warren, VIC, 3805

Including suburb and
postcode

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

Median price \$799,000 Property Type House Suburb Narre Warren VIC 3805

Period - From 02.2025 to 01.2026 Source realestate.com.au

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 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 9 Ingleton Court, Narre Warren, Vic 3805	\$825,500	01.12.2025
2 11 Weiske Street, Narre Warren, Vic 3805	\$839,000	29.01.2026
3 14 Lucy Court, Narre Warren, Vic 3805	\$835,000	18.02.2026

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 six months.~~

This Statement of Information was prepared on: 20.02.2026