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	5 BURGUNDY WAY NARRE WARREN SOUTH 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	$1,090,000	&	$1,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$865,000	Property type	House	Suburb	Narre Warren South
Period-from	01 Sep 2025	to	31 Aug 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 EVERGOLD CLOSE NARRE WARREN SOUTH VIC 3805	$1,095,000	10-Jul-26
12 THE PROMENADE NARRE WARREN SOUTH VIC 3805	$1,115,000	11-Sep-26
14 PEMBURY COURT NARRE WARREN SOUTH VIC 3805	$1,170,000	20-Apr-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: 29 September 2026

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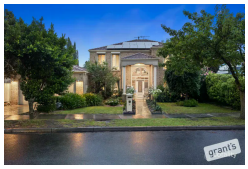
7 EVERGOLD CLOSE NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price **$1,095,000** Sold Date **10-Jul-26**

Distance **1.2km**



12 THE PROMENADE NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price RS **$1,115,000** Sold Date **11-Sep-26**

Distance **1.09km**

14 PEMBURY COURT NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price **$1,170,000** Sold Date **20-Apr-26**

Distance **0.75km**

RS = Recent sale **UN** = Undisclosed Sale

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