

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 DURHAM 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

\$795,000

&

\$874,500

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

4 ARISTOTLE COURT NARRE WARREN VIC 3805	\$800,000	11-May-26
9 TARCOOLA DRIVE NARRE WARREN VIC 3805	\$820,000	06-Jul-26
17 WALLOWA CRESCENT NARRE WARREN VIC 3805	\$879,000	25-Mar-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: 25 August 2026



4 ARISTOTLE COURT NARRE WARREN VIC 3805

 3
  2
  2

Sold Price **\$800,000** Sold Date **11-May-26**

Distance **1.39km**



9 TARCOOLA DRIVE NARRE WARREN VIC 3805

 3
  2
  1

Sold Price ^{RS} **\$820,000** Sold Date **06-Jul-26**

Distance **0.84km**



17 WALLOWA CRESCENT NARRE WARREN VIC 3805

 3
  2
  2

Sold Price **\$879,000** Sold Date **25-Mar-26**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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