

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

6 FORMOSA 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

\$780,000

&

\$849,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Narre Warren

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

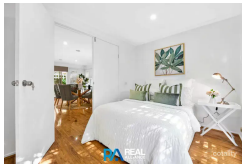
7 GREENDALE COURT NARRE WARREN VIC 3805	\$835,000	02-Sep-26
8 EZARD CLOSE BERWICK VIC 3806	\$795,000	26-Aug-26
85 DARLING WAY NARRE WARREN VIC 3805	\$850,000	04-May-26

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: 11 September 2026

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7 GREENDALE COURT NARRE WARREN VIC 3805

 4  2  2

Sold Price

^{RS}

\$835,000

Sold Date

02-Sep-26

Distance

0.84km



8 EZARD CLOSE BERWICK VIC 3806

 4  2  2

Sold Price

^{RS}

\$795,000

Sold Date

26-Aug-26

Distance

1.15km



85 DARLING WAY NARRE WARREN VIC 3805

 4  2  2

Sold Price

\$850,000

Sold Date

04-May-26

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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