

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

9 COONARA 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

\$720,000

&

\$790,000

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

8 ROSEMONT DRIVE NARRE WARREN VIC 3805	\$735,000	15-Jun-26
3 TANUNDA CLOSE NARRE WARREN VIC 3805	\$745,000	05-May-26
2 IRELAND AVENUE NARRE WARREN VIC 3805	\$750,000	09-Jul-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: 10 August 2026

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**8 ROSEMONT DRIVE NARRE
WARREN VIC 3805**

 3
  2
  2

Sold Price

^{RS} **\$735,000**

Sold Date

15-Jun-26

Distance

0.27km



**3 TANUNDA CLOSE NARRE
WARREN VIC 3805**

 3
  2
  2

Sold Price

\$745,000

Sold Date

05-May-26

Distance

0.78km



**2 IRELAND AVENUE NARRE
WARREN VIC 3805**

 3
  2
  -

Sold Price

^{RS} **\$750,000** ^{UN}

Sold Date

09-Jul-26

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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