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	12 JOLIMONT PLACE 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$772,500	Property type	House	Suburb	Narre Warren
Period-from	01 Oct 2024	to	30 Sep 2025	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
30 GODWIN AVENUE NARRE WARREN VIC 3805	$855,000	08-Oct-25
10 DIAMOND COURT NARRE WARREN NORTH VIC 3804	$880,000	06-Oct-25
7 ANDENE DRIVE NARRE WARREN VIC 3805	$846,000	19-Sep-25

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: 20 October 2025

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30 GODWIN AVENUE NARRE WARREN VIC 3805

3 2 2

Sold Price RS $855,000 Sold Date 08-Oct-25

Distance 0.2km

10 DIAMOND COURT NARRE WARREN NORTH VIC 3804

3 2 4

Sold Price RS $880,000 Sold Date 06-Oct-25

Distance 0.59km

7 ANDENE DRIVE NARRE WARREN VIC 3805

3 2 2

Sold Price RS $846,000 Sold Date 19-Sep-25

Distance 0.73km

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

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