

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

8 REDMAN CLOSE 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 Nov 2024

to

31 Oct 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

1 GREENACRE CRESCENT NARRE WARREN VIC 3805	\$850,000	07-Oct-25
17 TRENTWOOD ROAD NARRE WARREN VIC 3805	\$880,000	11-Aug-25
8 MADISON AVENUE NARRE WARREN VIC 3805	\$880,000	25-Jun-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.~~

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1 GREENACRE CRESCENT NARRE WARREN VIC 3805

 4  2  2

Sold Price

^{RS} **\$850,000** Sold Date **07-Oct-25**

Distance **0.32km**



17 TRENTWOOD ROAD NARRE WARREN VIC 3805

 4  2  2

Sold Price

\$880,000 Sold Date **11-Aug-25**

Distance **0.57km**



8 MADISON AVENUE NARRE WARREN VIC 3805

 4  2  2

Sold Price

Sold Date **25-Jun-25**

Distance **0.68km**

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

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