

## 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

21 DIAMOND COURT NARRE WARREN NORTH VIC 3804

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$1,560,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Jan 2025

to

31 Dec 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 10 DIAMOND COURT NARRE WARREN NORTH VIC 3804 | \$880,000 | 23-Sep-25 |
| 3 ESTELLA COURT NARRE WARREN VIC 3805        | \$870,000 | 07-Oct-25 |
| 96 KURRAJONG ROAD NARRE WARREN VIC 3805      | \$850,000 | 28-Oct-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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**10 DIAMOND COURT NARRE  
WARREN NORTH VIC 3804**

 3  2  4

Sold Price **\$880,000** Sold Date **23-Sep-25**

Distance **0.09km**



**3 ESTELLA COURT NARRE  
WARREN VIC 3805**

 4  2  2

Sold Price **\$870,000** Sold Date **07-Oct-25**

Distance **0.52km**



**96 KURRAJONG ROAD NARRE  
WARREN VIC 3805**

 4  2  2

Sold Price **\$850,000** Sold Date **28-Oct-25**

Distance **0.59km**

RS = Recent sale UN = Undisclosed Sale

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