

## 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

7 BADGER COURT NARRE WARREN VIC 3805

### 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

\$795,000

Property type

House

Suburb

Narre Warren

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 1 GEOFFREY COURT NARRE WARREN VIC 3805      | \$865,000 | 29-Oct-25 |
| 18 MUSTANG AVENUE NARRE WARREN VIC 3805     | \$860,000 | 08-Dec-25 |
| 47 GUILDFORD CRESCENT NARRE WARREN VIC 3805 | \$870,000 | 22-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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### 1 GEOFFREY COURT NARRE WARREN VIC 3805

 4  2  2

Sold Price **\$865,000** Sold Date **29-Oct-25**

Distance **0.42km**



### 18 MUSTANG AVENUE NARRE WARREN VIC 3805

 4  2  2

Sold Price <sup>RS</sup> **\$860,000** Sold Date **08-Dec-25**

Distance **1.23km**



### 47 GUILDFORD CRESCENT NARRE WARREN VIC 3805

 4  2  4

Sold Price **\$870,000** Sold Date **22-Oct-25**

Distance **1.36km**

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

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