

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

4 DUNRAVEN 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

\$850,000

&

\$935,000

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

5 GEOFFREY COURT NARRE WARREN VIC 3805	\$880,000	02-Sep-25
31 KENDALL DRIVE NARRE WARREN VIC 3805	\$900,000	09-Oct-25
185 MARAMBA DRIVE NARRE WARREN VIC 3805	\$950,000	27-Nov-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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**5 GEOFFREY COURT NARRE
WARREN VIC 3805**

 4  2  2

Sold Price **\$880,000** Sold Date **02-Sep-25**

Distance **0.03km**



**31 KENDALL DRIVE NARRE
WARREN VIC 3805**

 4  2  2

Sold Price **\$900,000** Sold Date **09-Oct-25**

Distance **0.61km**



**185 MARAMBA DRIVE NARRE
WARREN VIC 3805**

 4  2  2

Sold Price ^{RS} **\$950,000** Sold Date **27-Nov-25**

Distance **0.19km**

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

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