

## 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

32 CHRISTINA STREET 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

\$850,000

&

\$905,000

### 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

6 DANIEL COURT NARRE WARREN VIC 3805	\$892,000	08-Oct-25
12 JOLIMONT PLACE NARRE WARREN VIC 3805	\$908,000	18-Nov-25
5 MICA COURT NARRE WARREN VIC 3805	\$900,000	02-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.~~

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Francesca Nigro  
 P 03 874 6100  
 M 0426 787 339  
 E fnigro@barryplant.com.au



**6 DANIEL COURT NARRE WARREN** Sold Price **\$892,000** Sold Date **08-Oct-25**  
**VIC 3805**  
 🛏️ 3 🚿 2 🚗 2 Distance **0.62km**



**12 JOLIMONT PLACE NARRE WARREN** Sold Price **\$908,000** Sold Date **18-Nov-25**  
**VIC 3805**  
 🛏️ 3 🚿 2 🚗 2 Distance **1.5km**



**5 MICA COURT NARRE WARREN** Sold Price **\$900,000** Sold Date **02-Sep-25**  
**VIC 3805**  
 🛏️ 3 🚿 2 🚗 2 Distance **1.19km**

RS = Recent sale      UN = Undisclosed Sale

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