

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

9 MADISON AVENUE 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

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Narre Warren

Period-from

01 Mar 2025

to

28 Feb 2026

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

4 ALTON COURT NARRE WARREN VIC 3805	\$930,000	03-Mar-26
4 DUNRAVEN COURT NARRE WARREN VIC 3805	\$900,000	18-Feb-26
4 KENSINGTON PLACE NARRE WARREN VIC 3805	\$928,000	06-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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4 ALTON COURT NARRE WARREN VIC 3805

 4  2  2

Sold Price

^{RS} **\$930,000** Sold Date **03-Mar-26**

Distance **0.72km**



4 DUNRAVEN COURT NARRE WARREN VIC 3805

 4  2  2

Sold Price

^{RS} **\$900,000** Sold Date **18-Feb-26**

Distance **0.78km**



4 KENSINGTON PLACE NARRE WARREN VIC 3805

 4  2  2

Sold Price

\$928,000 Sold Date **06-Nov-25**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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