

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

3 DAVID 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

\$880,000

&

\$950,000

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

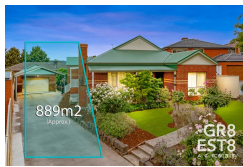
1 DION COURT NARRE WARREN VIC 3805	\$952,000	20-Nov-25
6 BROADACRES COURT NARRE WARREN VIC 3805	\$995,000	27-Jan-26
4 KENSINGTON PLACE NARRE WARREN VIC 3805	\$928,000	06-Nov-25

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.~~

This Statement of Information was prepared on: 17 March 2026

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1 DION COURT NARRE WARREN VIC 3805

 5  2  4

Sold Price **\$952,000** Sold Date **20-Nov-25**

Distance **1.67km**



6 BROADACRES COURT NARRE WARREN VIC 3805

 5  2  2

Sold Price ^{RS} **\$995,000** Sold Date **27-Jan-26**

Distance **1.8km**



4 KENSINGTON PLACE NARRE WARREN VIC 3805

 4  2  2

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

Distance **0.16km**

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

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