

## 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 INGRAM CLOSE 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

\$900,000

&

\$990,000

### 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

6 BROADACRES COURT NARRE WARREN VIC 3805	\$995,000	27-Jan-26
1 DION COURT NARRE WARREN VIC 3805	\$952,000	20-Nov-25
6 DON JUAN COURT NARRE WARREN VIC 3805	\$986,000	21-Feb-26

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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**6 BROADACRES COURT NARRE WARREN VIC 3805**

 5  2  2

Sold Price

<sup>RS</sup> **\$995,000**

Sold Date **27-Jan-26**

Distance **1.52km**



**1 DION COURT NARRE WARREN VIC 3805**

 5  2  4

Sold Price

**\$952,000**

Sold Date **20-Nov-25**

Distance **1.52km**



**6 DON JUAN COURT NARRE WARREN VIC 3805**

 4  2  2

Sold Price

<sup>RS</sup> **\$986,000**

Sold Date **21-Feb-26**

Distance **0.08km**

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

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