

## 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 OAKWOOD COURT 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

\$750,000

&

\$825,000

### 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

2 MUSTANG AVENUE NARRE WARREN VIC 3805	\$790,000	03-Mar-26
20 CHATEAU AVENUE NARRE WARREN VIC 3805	\$795,000	30-Jan-26
16 PEMBERTON DRIVE NARRE WARREN VIC 3805	\$815,000	05-Mar-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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**2 MUSTANG AVENUE NARRE  
 WARREN VIC 3805**

 3  1  1

Sold Price

<sup>RS</sup> **\$790,000**

Sold Date **03-Mar-26**

Distance **0.6km**



**20 CHATEAU AVENUE NARRE  
 WARREN VIC 3805**

 3  1  2

Sold Price

**\$795,000**

Sold Date **30-Jan-26**

Distance **0.6km**



**16 PEMBERTON DRIVE NARRE  
 WARREN VIC 3805**

 3  1  2

Sold Price

<sup>RS</sup> **\$815,000**

Sold Date **05-Mar-26**

Distance **0.16km**

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

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