

## 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 PIRRA PLACE 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

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Narre Warren

Period-from

01 Apr 2025

to

31 Mar 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 DION COURT NARRE WARREN VIC 3805	\$1,000,000	10-Dec-25
6 DON JUAN COURT NARRE WARREN VIC 3805	\$986,000	21-Feb-26
7 MONTBRAE CIRCUIT NARRE WARREN NORTH VIC 3804	\$1,050,000	28-Jan-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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**4 DION COURT NARRE WARREN  
VIC 3805**

 4  3  2

Sold Price **\$1,000,000** Sold Date **10-Dec-25**

Distance **1.89km**

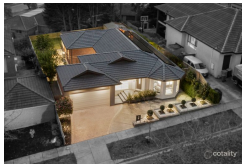


**6 DON JUAN COURT NARRE  
WARREN VIC 3805**

 4  2  2

Sold Price <sup>RS</sup> **\$986,000** Sold Date **21-Feb-26**

Distance **0.41km**



**7 MONTBRAE CIRCUIT NARRE  
WARREN NORTH VIC 3804**

 4  2  2

Sold Price **\$1,050,000** Sold Date **28-Jan-26**

Distance **0.87km**

RS = Recent sale      UN = Undisclosed Sale

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