

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

4 BURGUNDY WAY NARRE WARREN SOUTH 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

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,000

Property type

House

Suburb

Narre Warren South

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

6 CHESHIRE PLACE NARRE WARREN SOUTH VIC 3805	\$880,000	02-Feb-26
13 TREETOP COURT NARRE WARREN SOUTH VIC 3805	\$904,000	02-Mar-26
4 WENLOCK COURT NARRE WARREN SOUTH VIC 3805	\$946,000	18-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 CHESHIRE PLACE NARRE
 WARREN SOUTH VIC 3805**

 4  2  2

Sold Price **\$880,000** Sold Date **02-Feb-26**

Distance **0.75km**



**13 TREETOP COURT NARRE
 WARREN SOUTH VIC 3805**

 4  2  2

Sold Price **\$904,000** Sold Date **02-Mar-26**

Distance **1.27km**



**4 WENLOCK COURT NARRE
 WARREN SOUTH VIC 3805**

 4  2  2

Sold Price **\$946,000** Sold Date **18-Feb-26**

Distance **0.8km**

RS = Recent sale UN = Undisclosed Sale

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