

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

6 DUNCRAIG 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

\$800,000

&

\$880,000

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

7 BADGER COURT NARRE WARREN VIC 3805	\$890,500	04-Feb-26
15 AINSLEIGH COURT NARRE WARREN VIC 3805	\$890,000	12-Mar-26
19 GREYTHORNE COURT NARRE WARREN VIC 3805	\$860,000	10-Dec-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: 22 April 2026

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**7 BADGER COURT NARRE
 WARREN VIC 3805**

 4  2  2

Sold Price **\$890,500** Sold Date **04-Feb-26**

Distance **0.08km**



**15 AINSLEIGH COURT NARRE
 WARREN VIC 3805**

 4  2  2

Sold Price ^{RS} **\$890,000** ^{UN} Sold Date **12-Mar-26**

Distance **0.23km**



**19 GREYTHORNE COURT NARRE
 WARREN VIC 3805**

 4  2  2

Sold Price **\$860,000** Sold Date **10-Dec-25**

Distance **0.3km**

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

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