

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

10 FRANCIS 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$803,000

Property type

House

Suburb

Narre Warren

Period-from

01 May 2025

to

30 Apr 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 BOSCO CLOSE NARRE WARREN VIC 3805	\$810,000	11-Mar-26
26 TARCOOLA DRIVE NARRE WARREN VIC 3805	\$800,000	29-Apr-26
65 KENDALL DRIVE NARRE WARREN VIC 3805	\$800,188	16-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 BOSCO CLOSE NARRE WARREN VIC 3805

 3  2  2

Sold Price

\$810,000

Sold Date

11-Mar-26

Distance

0.62km



26 TARCOOLA DRIVE NARRE WARREN VIC 3805

 3  2  2

Sold Price

^{RS} **\$800,000**

Sold Date

29-Apr-26

Distance

0.68km



65 KENDALL DRIVE NARRE WARREN VIC 3805

 3  1  1

Sold Price

^{RS} **\$800,188**

Sold Date

16-Mar-26

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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