

## 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

30 MONTBRAE CIRCUIT NARRE WARREN NORTH VIC 3804

### 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

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,570,000

Property type

House

Suburb

Narre Warren North

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

16 KILFERA COURT NARRE WARREN VIC 3805	\$1,285,000	29-Nov-25
8 PEGGIE COURT NARRE WARREN VIC 3805	\$1,345,000	08-Dec-25
4 SITTELLA DRIVE BERWICK VIC 3806	\$1,305,000	11-May-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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**16 KILFERA COURT NARRE WARREN VIC 3805**

 5  3  2

Sold Price **\$1,285,000** Sold Date **29-Nov-25**

Distance **0.28km**



**8 PEGGIE COURT NARRE WARREN VIC 3805**

 4  3  3

Sold Price **\$1,345,000** Sold Date **08-Dec-25**

Distance **1.51km**



**4 SITTELLA DRIVE BERWICK VIC 3806**

 4  2  2

Sold Price <sup>RS</sup> **\$1,305,000** Sold Date **11-May-26**

Distance **1.69km**

RS = Recent sale      UN = Undisclosed Sale

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