

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 KILFERA 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

\$895,000

&

\$984,500

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 five kilometres of the property for sale in the last 18 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

10 ALLARDICE PARADE BERWICK VIC 3806	\$910,000	18-Mar-26
4 BELLBIRD AVENUE HARKAWAY VIC 3806	\$915,000	23-Apr-26
23 KURRAJONG ROAD NARRE WARREN VIC 3805	\$950,000	04-Feb-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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**10 ALLARDICE PARADE BERWICK
 VIC 3806**

 3  2  3

Sold Price

^{RS} **\$910,000**

Sold Date

18-Mar-26

Distance

0.89km



**4 BELLBIRD AVENUE HARKAWAY
 VIC 3806**

 3  2  2

Sold Price

^{RS} **\$915,000**

Sold Date

23-Apr-26

Distance

1.95km



**23 KURRAJONG ROAD NARRE
 WARREN VIC 3805**

 3  2  2

Sold Price

\$950,000

Sold Date

04-Feb-26

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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