

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

1/11 COSTATA 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

\$575,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Jun 2025

to

31 May 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

1/25 BLUE GUM COURT NARRE WARREN VIC 3805	\$635,000	29-Apr-26
2/4 REDGUM PLACE NARRE WARREN VIC 3805	\$621,500	12-Jan-26
1/26 FLEETWOOD DRIVE NARRE WARREN VIC 3805	\$621,000	28-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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1/25 BLUE GUM COURT NARRE WARREN VIC 3805

 3  1  1

Sold Price **\$635,000** Sold Date **29-Apr-26**

Distance **0.18km**



2/4 REDGUM PLACE NARRE WARREN VIC 3805

 3  1  1

Sold Price **\$621,500** Sold Date **12-Jan-26**

Distance **0.51km**



1/26 FLEETWOOD DRIVE NARRE WARREN VIC 3805

 3  1  1

Sold Price **\$621,000** Sold Date **28-Feb-26**

Distance **1.11km**

RS = Recent sale UN = Undisclosed Sale

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