

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

104 ANACONDA ROAD 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jul 2025

to

30 Jun 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

3 DAVID COURT NARRE WARREN VIC 3805	\$855,000	02-Apr-26
26 DUNCRAIG COURT NARRE WARREN VIC 3805	\$840,000	24-Apr-26
6 DUNCRAIG COURT NARRE WARREN VIC 3805	\$840,000	01-Jun-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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3 DAVID COURT NARRE WARREN VIC 3805

 5  2  1

Sold Price

\$855,000

Sold Date

02-Apr-26

Distance

0.39km



26 DUNCRAIG COURT NARRE WARREN VIC 3805

 3  2  2

Sold Price

\$840,000

Sold Date

24-Apr-26

Distance

0.43km



6 DUNCRAIG COURT NARRE WARREN VIC 3805

 4  2  2

Sold Price

^{RS} **\$840,000**

Sold Date

01-Jun-26

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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