

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

1-2 MONROE COURT NARRE WARREN NORTH VIC 3804

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

\$1,900,000

&

\$2,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,565,000

Property type

House

Suburb

Narre Warren North

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

21-23 HILLSLEY AVENUE NARRE WARREN NORTH VIC 3804	\$1,900,000	17-Jun-26
4 AUTUMNDALE COURT NARRE WARREN NORTH VIC 3804	\$2,000,000	01-Nov-25
7 ALFRED CLOSE NARRE WARREN NORTH VIC 3804	\$1,975,000	25-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.~~

This Statement of Information was prepared on: 24 July 2026



**21-23 HILLSLEY AVENUE NARRE
WARREN NORTH VIC 3804**

 5  4  4

Sold Price ^{RS} **\$1,900,000** ^{UN} Sold Date **17-Jun-26**

Distance **1.52km**



**4 AUTUMNDALE COURT NARRE
WARREN NORTH VIC 3804**

 5  3  3

Sold Price **\$2,000,000** Sold Date **01-Nov-25**

Distance **2.66km**



**7 ALFRED CLOSE NARRE WARREN
NORTH VIC 3804**

 8  4  2

Sold Price ^{RS} **\$1,975,000** Sold Date **25-May-26**

Distance **2.15km**

RS = Recent sale **UN** = Undisclosed Sale

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