

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 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

\$780,000

&

\$855,000

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

4 ARISTOTLE COURT NARRE WARREN VIC 3805	\$800,000	11-May-26
25 HIGHFIELDE AVENUE BERWICK VIC 3806	\$830,000	27-Feb-26
37 GARNET CLOSE NARRE WARREN VIC 3805	\$835,000	09-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.~~

This Statement of Information was prepared on: 29 July 2026

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4 ARISTOTLE COURT NARRE WARREN VIC 3805

 3  2  2

Sold Price

^{RS}

\$800,000

Sold Date

11-May-26

Distance

0.53km



25 HIGHFIELDE AVENUE BERWICK VIC 3806

 3  2  2

Sold Price

\$830,000

Sold Date

27-Feb-26

Distance

0.93km



37 GARNET CLOSE NARRE WARREN VIC 3805

 3  2  4

Sold Price

\$835,000

Sold Date

09-Feb-26

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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