

## 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

13 MALABAR COURT NARRE WARREN SOUTH VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$868,000

Property type

House

Suburb

Narre Warren South

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

|                                                  |           |           |
|--------------------------------------------------|-----------|-----------|
| 48 PRESIDENT ROAD NARRE WARREN SOUTH VIC 3805    | \$830,000 | 26-May-26 |
| 4 GOLDEN GROVE DRIVE NARRE WARREN SOUTH VIC 3805 | \$840,000 | 13-Jun-26 |
| 13 PALAIS CLOSE NARRE WARREN SOUTH VIC 3805      | \$845,000 | 01-Mar-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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### 48 PRESIDENT ROAD NARRE WARREN SOUTH VIC 3805

 4  2  2

Sold Price

<sup>RS</sup>

**\$830,000**

Sold Date **26-May-26**

Distance **0.5km**



### 4 GOLDEN GROVE DRIVE NARRE WARREN SOUTH VIC 3805

 4  2  2

Sold Price

**\$840,000**

Sold Date **13-Jun-26**

Distance **1.52km**



### 13 PALAIS CLOSE NARRE WARREN SOUTH VIC 3805

 4  2  2

Sold Price

**\$845,000**

Sold Date **01-Mar-26**

Distance **1.01km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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