

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

2 EVELYN 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Narre Warren

Period-from

01 Aug 2025

to

31 Jul 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 JUSTIN COURT NARRE WARREN VIC 3805	\$705,000	17-Jun-26
7 OAKWOOD COURT NARRE WARREN VIC 3805	\$770,000	05-Jun-26
86 SAFFRON DRIVE NARRE WARREN VIC 3805	\$753,500	23-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: 13 August 2026

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1 JUSTIN COURT NARRE WARREN VIC 3805

 3  2  2

Sold Price

^{RS} **\$705,000**

Sold Date

17-Jun-26

Distance

1.02km



7 OAKWOOD COURT NARRE WARREN VIC 3805

 3  2  2

Sold Price

^{RS} **\$770,000**

Sold Date

05-Jun-26

Distance

1.12km



86 SAFFRON DRIVE NARRE WARREN VIC 3805

 3  2  2

Sold Price

\$753,500

Sold Date

23-May-26

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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