

## 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

3 DUNCRAIG COURT NARRE WARREN 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

\$850,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Narre Warren

Period-from

01 Sep 2025

to

31 Aug 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 8 ALTON COURT NARRE WARREN VIC 3805     | \$885,000 | 10-Jul-26 |
| 23 GEOFFREY COURT NARRE WARREN VIC 3805 | \$890,000 | 15-Jun-26 |
| 7 INGRAM CLOSE NARRE WARREN VIC 3805    | \$865,000 | 17-Aug-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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### 8 ALTON COURT NARRE WARREN VIC 3805

 4  2  2

Sold Price

**\$885,000**

Sold Date

**10-Jul-26**

Distance

**0.51km**



### 23 GEOFFREY COURT NARRE WARREN VIC 3805

 4  2  2

Sold Price

**\$890,000**

Sold Date

**15-Jun-26**

Distance

**0.35km**



### 7 INGRAM CLOSE NARRE WARREN VIC 3805

 5  2  2

Sold Price

<sup>RS</sup> **\$865,000**

Sold Date

**17-Aug-26**

Distance

**0.82km**

RS = Recent sale

UN = Undisclosed Sale

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