

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 HANSEN 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

\$750,000

&

\$825,000

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

4 PEVERIL COURT NARRE WARREN VIC 3805	\$815,000	31-Aug-26
26 TARCOOLA DRIVE NARRE WARREN VIC 3805	\$800,000	15-Apr-26
34 MADISON AVENUE NARRE WARREN VIC 3805	\$775,000	22-Apr-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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4 PEVERIL COURT NARRE WARREN VIC 3805

 3  2  3

Sold Price ^{RS} **\$815,000** Sold Date **31-Aug-26**

Distance **0.47km**



26 TARCOOLA DRIVE NARRE WARREN VIC 3805

 3  2  2

Sold Price **\$800,000** Sold Date **15-Apr-26**

Distance **0.76km**



34 MADISON AVENUE NARRE WARREN VIC 3805

 3  2  2

Sold Price **\$775,000** Sold Date **22-Apr-26**

Distance **0.87km**

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

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