

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

5 SUNBEAM COURT NARRE WARREN SOUTH 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Aug 2024

to

31 Jul 2025

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

6 WEXFORD COURT NARRE WARREN SOUTH VIC 3805	\$1,036,888	12-Aug-25
5 HYACINTH RISE NARRE WARREN SOUTH VIC 3805	\$1,150,000	27-Jun-24
12 PARKWOOD AVENUE NARRE WARREN SOUTH VIC 3805	\$1,010,000	16-Mar-25

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: 26 August 2025



6 WEXFORD COURT NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price

^{RS}

\$1,036,888

Sold Date

12-Aug-25

Distance

1.73km



5 HYACINTH RISE NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price

\$1,150,000

Sold Date

27-Jun-24

Distance

0.61km



12 PARKWOOD AVENUE NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price

\$1,010,000

Sold Date

16-Mar-25

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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