

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

6 WALTON 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Narre Warren

Period-from

01 Sep 2024

to

31 Aug 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

4 CROWLEY AVENUE NARRE WARREN VIC 3805	\$875,000	06-Apr-25
19 VALLEY FAIR DRIVE NARRE WARREN VIC 3805	\$880,000	21-Jun-25
10 THE OAKS NARRE WARREN VIC 3805	\$860,000	28-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: 16 September 2025



4 CROWLEY AVENUE NARRE WARREN VIC 3805

4 2 2

Sold Price

\$875,000

Sold Date **06-Apr-25**

Distance **0.41km**



19 VALLEY FAIR DRIVE NARRE WARREN VIC 3805

4 2 2

Sold Price

\$880,000

Sold Date **21-Jun-25**

Distance **1.4km**



10 THE OAKS NARRE WARREN VIC 3805

4 2 3

Sold Price

\$860,000

Sold Date **28-Mar-25**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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