

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 GEOFFREY 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

\$830,000

&

\$899,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$758,000

Property type

House

Suburb

Narre Warren

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

2 WAGTAIL COURT NARRE WARREN VIC 3805	\$885,000	07-May-25
15 RIFLEBIRD AVENUE NARRE WARREN VIC 3805	\$918,000	26-Jun-25
2 PEVERIL COURT NARRE WARREN VIC 3805	\$850,000	29-Apr-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: 11 August 2025



2 WAGTAIL COURT NARRE WARREN VIC 3805

 4
  2
  2

Sold Price

\$885,000

Sold Date **07-May-25**

Distance

0.48km


15 RIFLEBIRD AVENUE NARRE WARREN VIC 3805

 4
  2
  2

Sold Price

^{RS} **\$918,000**

Sold Date **26-Jun-25**

Distance

0.42km


2 PEVERIL COURT NARRE WARREN VIC 3805

 4
  2
  2

Sold Price

\$850,000

Sold Date **29-Apr-25**

Distance

0.32km
RS = Recent sale

UN = Undisclosed Sale

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