

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

8 ROCHELLE 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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Apr 2025

to

31 Mar 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

1 OREGON COURT NARRE WARREN SOUTH VIC 3805	\$730,500	13-Aug-25
23 TERRAPIN DRIVE NARRE WARREN SOUTH VIC 3805	\$730,000	13-May-25
6 ROCHELLE COURT NARRE WARREN SOUTH VIC 3805	\$715,000	10-Dec-24

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 April 2026

**1 OREGON COURT NARRE
WARREN SOUTH VIC 3805**

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Sold Price **\$730,500** Sold Date **13-Aug-25**Distance **0.05km****23 TERRAPIN DRIVE NARRE
WARREN SOUTH VIC 3805**

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Sold Price **\$730,000** Sold Date **13-May-25**Distance **0.11km****6 ROCHELLE COURT NARRE
WARREN SOUTH VIC 3805**

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Sold Price **\$715,000** Sold Date **10-Dec-24**Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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