

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

7 GREENDALE 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

\$865,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$803,000

Property type

House

Suburb

Narre Warren

Period-from

01 May 2025

to

30 Apr 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

5 MANNA GUM COURT NARRE WARREN VIC 3805	\$870,000	17-Apr-26
5 ROLSTONE COURT NARRE WARREN VIC 3805	\$901,126	12-Nov-25
47 SWEENEY DRIVE NARRE WARREN VIC 3805	\$831,000	20-Nov-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: 12 May 2026