

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$830,000

&

\$910,000

### 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	12-Apr-26
1 GLOVER COURT BERWICK VIC 3806	\$900,000	09-Dec-25
2 BEETHOVEN DRIVE NARRE WARREN SOUTH VIC 3805	\$830,000	21-Apr-26

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: 30 May 2026



**5 MANNA GUM COURT NARRE WARREN VIC 3805**

 4  2  2

Sold Price **\$870,000** Sold Date **12-Apr-26**

Distance **0.39km**



**1 GLOVER COURT BERWICK VIC 3806**

 4  2  2

Sold Price **\$900,000** Sold Date **09-Dec-25**

Distance **2.98km**



**2 BEETHOVEN DRIVE NARRE WARREN SOUTH VIC 3805**

 4  2  2

Sold Price <sup>RS</sup> **\$830,000** Sold Date **21-Apr-26**

Distance **3.25km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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