

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

4/11-13 PALMER DRIVE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,500

Property type

Unit

Suburb

Narre Warren

Period-from

01 Aug 2025

to

31 Jul 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

1/25 BLUE GUM COURT NARRE WARREN VIC 3805	\$635,000	29-Apr-26
2/39 HANLEY STREET NARRE WARREN VIC 3805	\$640,000	23-Jul-26
14A UPTON CRESCENT NARRE WARREN VIC 3805	\$670,000	28-Aug-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: 31 August 2026



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**1/25 BLUE GUM COURT NARRE
WARREN VIC 3805**

3 1 1

Sold Price **\$635,000** Sold Date **29-Apr-26**

Distance **1.09km**



**2/39 HANLEY STREET NARRE
WARREN VIC 3805**

3 2 1

Sold Price ^{RS} **\$640,000** Sold Date **23-Jul-26**

Distance **1.66km**



**14A UPTON CRESCENT NARRE
WARREN VIC 3805**

3 2 2

Sold Price ^{RS} **\$670,000** Sold Date **28-Aug-26**

Distance **1.21km**

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

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