

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

2 PRAIRIE 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Narre Warren

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

20 CHATEAU AVENUE NARRE WARREN VIC 3805	\$795,000	30-Jan-26
2 MUSTANG AVENUE NARRE WARREN VIC 3805	\$790,000	03-Mar-26
24 WALLAROO AVENUE NARRE WARREN VIC 3805	\$795,000	01-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: 14 April 2026

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**20 CHATEAU AVENUE NARRE
WARREN VIC 3805**
 3  1  2

Sold Price

\$795,000

Sold Date

30-Jan-26

Distance

0.44km

**2 MUSTANG AVENUE NARRE
WARREN VIC 3805**
 3  1  1

Sold Price

^{RS} **\$790,000**

Sold Date

03-Mar-26

Distance

0.56km

**24 WALLAROO AVENUE NARRE
WARREN VIC 3805**
 3  1  2

Sold Price

\$795,000

Sold Date

01-Nov-25

Distance

0.61km
RS = Recent sale

UN = Undisclosed Sale

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