

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 REDGUM PLACE 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

\$690,000

&

\$750,000

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

4 MANNA GUM COURT NARRE WARREN VIC 3805	\$740,000	18-Dec-25
42 SAXONWOOD DRIVE NARRE WARREN VIC 3805	\$745,000	14-Feb-26
13 ST JAMES COURT NARRE WARREN VIC 3805	\$765,000	13-Feb-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: 15 April 2026

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**4 MANNA GUM COURT NARRE
WARREN VIC 3805**
 3  1  2

Sold Price **\$740,000** Sold Date **18-Dec-25**

Distance **0.1km**

**42 SAXONWOOD DRIVE NARRE
WARREN VIC 3805**
 3  1  2

Sold Price ^{RS} **\$745,000** Sold Date **14-Feb-26**

Distance **0.95km**

**13 ST JAMES COURT NARRE
WARREN VIC 3805**
 3  1  2

Sold Price **\$765,000** Sold Date **13-Feb-26**

Distance **0.56km**
RS = Recent sale

UN = Undisclosed Sale

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