

## 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 BARUNAH 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

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 7 KIALOA COURT NARRE WARREN VIC 3805    | \$740,000 | 31-Mar-26 |
| 4 ARISTOTLE COURT NARRE WARREN VIC 3805 | \$800,000 | 11-May-26 |
| 3 TANUNDA CLOSE NARRE WARREN VIC 3805   | \$745,000 | 05-May-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: 19 August 2026



## OBrien Real Estate

Maureen and Alex Bartolo

M 0414514118

E maureen.bartolo@obrienrealestate.com.au



### 7 KIALOA COURT NARRE WARREN VIC 3805

3 2 2

Sold Price **\$740,000** Sold Date **31-Mar-26**

Distance **1.1km**



### 4 ARISTOTLE COURT NARRE WARREN VIC 3805

3 2 2

Sold Price <sup>RS</sup> **\$800,000** Sold Date **11-May-26**

Distance **1.23km**



### 3 TANUNDA CLOSE NARRE WARREN VIC 3805

3 2 2

Sold Price **\$745,000** Sold Date **05-May-26**

Distance **4.49km**

RS = Recent sale

UN = Undisclosed Sale

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