

## 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

13 BYRON COURT NARRE WARREN SOUTH VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$899,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jul 2024

to

30 Jun 2025

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

246 ORMOND ROAD NARRE WARREN SOUTH VIC 3805	\$900,000	05-May-25
2 TANAMI COURT NARRE WARREN SOUTH VIC 3805	\$887,000	05-Jun-25
17 MALABAR COURT NARRE WARREN SOUTH VIC 3805	\$920,000	07-May-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.~~

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**246 ORMOND ROAD NARRE  
WARREN SOUTH VIC 3805**

 4  2  2

Sold Price **\$900,000** Sold Date **05-May-25**

Distance **0.29km**



**2 TANAMI COURT NARRE  
WARREN SOUTH VIC 3805**

 4  2  2

Sold Price <sup>RS</sup> **\$887,000** Sold Date **05-Jun-25**

Distance **1.91km**



**17 MALABAR COURT NARRE  
WARREN SOUTH VIC 3805**

 4  2  4

Sold Price <sup>RS</sup> **\$920,000** Sold Date **07-May-25**

Distance **0.09km**

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

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