

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

3 HICKORY DRIVE NARRE WARREN SOUTH 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$648,389

Property type

Unit

Suburb

Narre Warren South

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 KARRUM KARRUM COURT NARRE WARREN SOUTH VIC 3805

\$702,500

23-Feb-25

15 ELIDA CRESCENT NARRE WARREN SOUTH VIC 3805

\$690,000

26-Feb-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: 01 July 2025



**20 KARRUM KARRUM COURT
NARRE WARREN SOUTH VIC 3805**

 3  2  2

Sold Price

\$702,500

Sold Date

23-Feb-25

Distance

1.54km



**15 ELIDA CRESCENT NARRE
WARREN SOUTH VIC 3805**

 3  2  2

Sold Price

\$690,000

Sold Date

26-Feb-25

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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