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	1-3 ONYX 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	$1,280,000	&	$1,360,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,000	Property type	House	Suburb	Narre Warren
Period-from	01 Jun 2024	to	31 May 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
33 COACHWOOD CRESCENT NARRE WARREN VIC 3805	$1,291,500	08-Oct-24
4 MAYFAIR CRESCENT NARRE WARREN VIC 3805	$1,320,000	27-Oct-24

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: 23 June 2025

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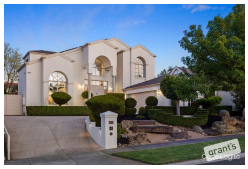


33 COACHWOOD CRESCENT NARRE WARREN VIC 3805

5 3 5

Sold Price **$1,291,500** Sold Date **08-Oct-24**

Distance **1.87km**



4 MAYFAIR CRESCENT NARRE WARREN VIC 3805

5 3 2

Sold Price **$1,320,000** Sold Date **27-Oct-24**

Distance **0.35km**

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

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