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 AVENDON COURT 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	$1,070,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$830,000	Property type	House	Suburb	Narre Warren South
Period-from	01 Dec 2024	to	30 Nov 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
7 ZENITH PLACE NARRE WARREN SOUTH VIC 3805	$1,115,500	29-Nov-25
2 SILVERSTRAND STREET NARRE WARREN SOUTH VIC 3805	$1,090,000	03-Sep-25
2 JARDINE COURT NARRE WARREN SOUTH VIC 3805	$1,095,000	08-Oct-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: 10 December 2025

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7 ZENITH PLACE NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price RS $1,115,500 Sold Date 29-Nov-25

Distance 0.49km



2 SILVERSTRAND STREET NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price $1,090,000 Sold Date 03-Sep-25

Distance 0.58km



2 JARDINE COURT NARRE WARREN SOUTH VIC 3805

4 2 4

Sold Price RS $1,095,000 Sold Date 08-Oct-25

Distance 1.62km

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

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