Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7 Cassa Blue Circuit Narre Warren, 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$670,000 & $720,000

Median sale price

Median price	$584,950	Property Type	UNIT	Suburb	NARRE WARREN
Period - From	01-Jul-2024	to	30-Jun-2025	Source	PriceFinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	20 KNOTWOOD STREET, NARRE WARREN VIC 3805	$680,000	04-Aug-2025
2	24 CASSA BLUE CIRCUIT, NARRE WARREN VIC 3805	$708,000	12-Jun-2025
3	1/18 SYLVANWOOD CRES, NARRE WARREN VIC 3805	$715,000	13-Apr-2025

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