

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

8 JUNCUS STREET 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

House

Suburb

Narre Warren

Period-from

01 Feb 2025

to

31 Jan 2026

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

3 ALLUSIVE WALK NARRE WARREN VIC 3805	\$690,000	18-Nov-25
14 VISION DRIVE HAMPTON PARK VIC 3976	\$710,000	05-Nov-25
71 VIMINI DRIVE NARRE WARREN VIC 3805	\$723,000	12-Aug-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: 06 February 2026

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**3 ALLUSIVE WALK NARRE WARREN VIC 3805**

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Sold Price **\$690,000** Sold Date **18-Nov-25**Distance **1.68km****14 VISION DRIVE HAMPTON PARK VIC 3976**

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Sold Price **\$710,000** Sold Date **05-Nov-25**Distance **1.54km****71 VIMINI DRIVE NARRE WARREN VIC 3805**

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Sold Price **\$723,000** Sold Date **12-Aug-25**Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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