

## 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

12 VANCE COURT NARRE WARREN VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$860,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$795,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jan 2025

to

31 Dec 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

9 ELLA COURT NARRE WARREN VIC 3805	960000	18-Jul-25
15 CELESTINE COURT NARRE WARREN VIC 3805	888000	27-May-25
6 CELESTINE COURT NARRE WARREN VIC 3805	888000	17-Sep-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: 12 January 2026



**9 ELLA COURT NARRE WARREN  
VIC 3805**

4 2 2

Sold Price **960000** Sold Date **18-Jul-25**

Distance **0.15km**



**15 CELESTINE COURT NARRE  
WARREN VIC 3805**

4 2 2

Sold Price **888000** Sold Date **27-May-25**

Distance **1.09km**



**6 CELESTINE COURT NARRE  
WARREN VIC 3805**

4 2 2

Sold Price <sup>RS</sup> **888000** Sold Date **17-Sep-25**

Distance **1.07km**



**70 AMBER CRESCENT NARRE  
WARREN VIC 3805**

4 2 2

Sold Price <sup>RS</sup> **950000** Sold Date **13-Aug-25**

Distance **1.22km**

RS = Recent sale      UN = Undisclosed Sale

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