

## 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

6 MUSGROVE COURT NARRE WARREN SOUTH 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Mar 2025

to

28 Feb 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

2 AVENDON COURT NARRE WARREN SOUTH VIC 3805	\$1,120,000	15-Dec-25
27 LITTLECROFT AVENUE NARRE WARREN SOUTH VIC 3805	\$1,000,100	15-Dec-25
7 ZENITH PLACE NARRE WARREN SOUTH VIC 3805	\$1,115,500	29-Nov-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: 02 March 2026



**2 AVENDON COURT NARRE  
WARREN SOUTH VIC 3805**

 3  3  2

Sold Price **\$1,120,000** Sold Date **15-Dec-25**

Distance **1.3km**



**27 LITTLECROFT AVENUE NARRE  
WARREN SOUTH VIC 3805**

 4  2  2

Sold Price **\$1,000,100** Sold Date **15-Dec-25**

Distance **0.12km**



**7 ZENITH PLACE NARRE WARREN  
SOUTH VIC 3805**

 4  2  2

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

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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