

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 SEQUOIA 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

\$875,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Narre Warren South

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

9 GARDENIA COURT NARRE WARREN SOUTH VIC 3805	\$900,000	13-Nov-25
29 WOOD ROAD NARRE WARREN SOUTH VIC 3805	\$901,000	24-Nov-25
60 ARDBLAIR TERRACE NARRE WARREN SOUTH VIC 3805	\$930,000	31-Jan-26

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: 03 February 2026


**9 GARDENIA COURT NARRE
WARREN SOUTH VIC 3805**
 4  2  2

 Sold Price **\$900,000** Sold Date **13-Nov-25**

 Distance **0.38km**

**29 WOOD ROAD NARRE WARREN
SOUTH VIC 3805**
 3  2  2

 Sold Price **\$901,000** Sold Date **24-Nov-25**

 Distance **0.53km**

**60 ARDBLAIR TERRACE NARRE
WARREN SOUTH VIC 3805**
 4  2  3

 Sold Price ^{RS} **\$930,000** Sold Date **31-Jan-26**

 Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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