

## 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

2 GINGER 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

\$740,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 May 2025

to

30 Apr 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

1 GINGER COURT NARRE WARREN VIC 3805	\$820,000	23-Apr-26
4/5 SYLVANWOOD CRESCENT NARRE WARREN VIC 3805	\$785,000	20-Feb-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: 11 May 2026



**1 GINGER COURT NARRE WARREN  
VIC 3805**

 4  3  2

Sold Price

<sup>RS</sup> **\$820,000**

Sold Date **23-Apr-26**

Distance **0km**



**4/5 SYLVANWOOD CRESCENT  
NARRE WARREN VIC 3805**

 4  2  2

Sold Price

<sup>RS</sup> **\$785,000**

Sold Date **20-Feb-26**

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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