

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

7 GINGER COURT 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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Narre Warren

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

7 CASSA BLUE CIRCUIT NARRE WARREN VIC 3805	\$719,000	05-Sep-25
8 BROTHERS PLACE NARRE WARREN VIC 3805	\$730,000	01-Dec-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: 10 March 2026

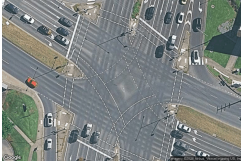


**7 CASSA BLUE CIRCUIT NARRE
WARREN VIC 3805**

 3  2  2

Sold Price **\$719,000** Sold Date **05-Sep-25**

Distance **0.1km**



**8 BROTHERS PLACE NARRE
WARREN VIC 3805**

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Sold Price **\$730,000** Sold Date **01-Dec-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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