

## 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

9 ARDENNE 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

\$1,120,000

&

\$1,220,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Nov 2024

to

31 Oct 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

16 ARMITAGE DRIVE NARRE WARREN SOUTH VIC 3805	\$1,160,000	12-Nov-25
9 BOUNTY WAY BERWICK VIC 3806	\$1,170,000	10-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: 18 November 2025



**16 ARMITAGE DRIVE NARRE  
 WARREN SOUTH VIC 3805**

 5  3  4

Sold Price <sup>RS</sup> **\$1,160,000** Sold Date **12-Nov-25**

Distance **0.22km**



**9 BOUNTY WAY BERWICK VIC  
 3806**

 5  2  2

Sold Price <sup>RS</sup> **\$1,170,000** Sold Date **10-Nov-25**

Distance **1.41km**

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

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