

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 MURDOCH AVENUE 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Narre Warren

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

5 TORWOOD CLOSE NARRE WARREN VIC 3805	\$1,305,000	26-Nov-25
6 SHINNERS AVENUE NARRE WARREN VIC 3805	\$1,348,000	18-Oct-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: 12 February 2026



Kate Rushton

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**5 TORWOOD CLOSE NARRE
WARREN VIC 3805**

3 2 2

Sold Price **\$1,305,000** Sold Date **26-Nov-25**

Distance **0.92km**



**6 SHINNERS AVENUE NARRE
WARREN VIC 3805**

4 2 1

Sold Price **\$1,348,000** Sold Date **18-Oct-25**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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