

## 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

2/6 SYLVANWOOD CRESCENT NARRE WARREN VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Jul 2024

to

30 Jun 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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 8/18 SYLVANWOOD CRESCENT NARRE WARREN VIC 3805  | \$690,000 | 16-Jul-25 |
| 1/18 SYLVANWOOD CRESCENT NARRE WARREN VIC 3805  | \$715,000 | 13-May-25 |
| 10/16 SYLVANWOOD CRESCENT NARRE WARREN VIC 3805 | \$680,000 | 07-Mar-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: 23 July 2025

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**8/18 SYLVANWOOD CRESCENT  
NARRE WARREN VIC 3805**

 3  2  1

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date

**16-Jul-25**

Distance

**0.18km**



**1/18 SYLVANWOOD CRESCENT  
NARRE WARREN VIC 3805**

 3  2  1

Sold Price

<sup>RS</sup> **\$715,000**

Sold Date

**13-May-25**

Distance

**0.18km**



**10/16 SYLVANWOOD CRESCENT  
NARRE WARREN VIC 3805**

 3  2  1

Sold Price

**\$680,000**

Sold Date

**07-Mar-25**

Distance

**0.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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