

## 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

4B 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

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Narre Warren

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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 8/18 SYLVANWOOD CRESCENT NARRE WARREN VIC 3805 | \$690,000 | 08-Jul-25 |
| 2/6 SYLVANWOOD CRESCENT NARRE WARREN VIC 3805  | \$670,000 | 18-Sep-25 |
| 7 CASSA BLUE CIRCUIT NARRE WARREN VIC 3805     | \$719,000 | 05-Sep-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: 11 November 2025

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8/18 SYLVANWOOD CRESCENT  
NARRE WARREN VIC 3805

Sold Price\$690,000Sold Date08-Jul-25

3

2

1

Distance0.23km



2/6 SYLVANWOOD CRESCENT  
NARRE WARREN VIC 3805

Sold Price\$670,000Sold Date18-Sep-25

3

2

1

Distance0.06km



7 CASSA BLUE CIRCUIT NARRE  
WARREN VIC 3805

Sold Price\$719,000Sold Date05-Sep-25

3

2

2

Distance0.16km

RS = Recent sale      UN = Undisclosed Sale

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