

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

8/16 SYLVANWOOD CRESCENT 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Sep 2024

to

31 Aug 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

6/18 SYLVANWOOD CRESCENT NARRE WARREN VIC 3805	\$670,000	13-Apr-25
7 BILLAL LANE HALLAM VIC 3803	\$645,000	25-Jul-25
4 URBAN LANE HALLAM VIC 3803	\$600,000	25-Jun-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: 26 September 2025

Nicola Parreira
P 03 8794 6100
M 0407 921 332
E nparreira@barryplant.com.au



**6/18 SYLVANWOOD CRESCENT
NARRE WARREN VIC 3805**

 3  2  2

Sold Price **\$670,000** Sold Date **13-Apr-25**

Distance **0.04km**



7 BILLAL LANE HALLAM VIC 3803

 3  2  1

Sold Price ^{RS} **\$645,000** Sold Date **25-Jul-25**

Distance **1.6km**



4 URBAN LANE HALLAM VIC 3803

 3  2  1

Sold Price **\$600,000** Sold Date **25-Jun-25**

Distance **1.6km**

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

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