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 (*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 RS $690,000 Sold Date 16-Jul-25

Distance 0.18km

1/18 SYLVANWOOD CRESCENT NARRE WARREN VIC 3805

3 2 1

Sold Price RS $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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