

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
4/18 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	\$660,000	&	\$699,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$599,999	Property type	Unit	Suburb	Narre Warren
Period-from	01 Jan 2025	to	31 Dec 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
3/50 TINKS ROAD NARRE WARREN VIC 3805	\$685,000	31-Oct-25
5 ALLUSIVE WALK NARRE WARREN VIC 3805	\$700,000	28-Oct-25
7 DIBA RISE NARRE WARREN VIC 3805	\$687,000	19-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: 19 January 2026

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**3/50 TINKS ROAD NARRE
WARREN VIC 3805**

3 2 2

Sold Price

\$685,000 Sold Date **31-Oct-25**

Distance **0.05km**



**5 ALLUSIVE WALK NARRE
WARREN VIC 3805**

3 2 2

Sold Price

\$700,000 Sold Date **28-Oct-25**

Distance **0.09km**



**7 DIBA RISE NARRE WARREN VIC
3805**

3 2 2

Sold Price

\$687,000 Sold Date **19-Sep-25**

Distance **0.2km**

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

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