

## 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

2/11 SYLVANWOOD CRESCENT NARRE WARREN VIC 3805

### Indicative selling price

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

Single Price

or range  
between

\$645,000

&

\$705,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Jun 2025

to

31 May 2026

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

7/50 TINKS ROAD NARRE WARREN VIC 3805	\$680,000	17-Dec-25
4C SYLVANWOOD CRESCENT NARRE WARREN VIC 3805	\$700,000	18-Feb-26
22 TULLY CRESCENT NARRE WARREN VIC 3805	\$715,000	17-Dec-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: 10 June 2026

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**7/50 TINKS ROAD NARRE  
WARREN VIC 3805**

 3  2  1

Sold Price **\$680,000** Sold Date **17-Dec-25**

Distance **0.1km**



**4C SYLVANWOOD CRESCENT  
NARRE WARREN VIC 3805**

 3  2  1

Sold Price **\$700,000** Sold Date **18-Feb-26**

Distance **0.16km**



**22 TULLY CRESCENT NARRE  
WARREN VIC 3805**

 3  2  2

Sold Price **\$715,000** Sold Date **17-Dec-25**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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