

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$680,000

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

4/18 SYLVANWOOD CRESCENT NARRE WARREN VIC 3805	\$670,000	04-Feb-26
13 CISTICOLA STREET NARRE WARREN VIC 3805	\$653,000	17-Mar-26
4C SYLVANWOOD CRESCENT NARRE WARREN VIC 3805	\$700,000	18-Feb-26

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: 24 June 2026

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**4/18 SYLVANWOOD CRESCENT
NARRE WARREN VIC 3805**

 3  2  2

Sold Price **\$670,000** Sold Date **04-Feb-26**

Distance **0.07km**



**13 CISTICOLA STREET NARRE
WARREN VIC 3805**

 3  3  2

Sold Price **\$653,000** Sold Date **17-Mar-26**

Distance **1.67km**



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

 3  2  1

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

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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