

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

3/11 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Sep 2025

to

31 Aug 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

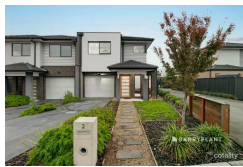
2/11 SYLVANWOOD CRESCENT NARRE WARREN VIC 3805	\$667,000	03-Jul-26
7/1 YOUNG ROAD HALLAM VIC 3803	\$685,000	06-Apr-26
16 SHEBA COURT HALLAM VIC 3803	\$650,000	15-Apr-26

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: 15 September 2026

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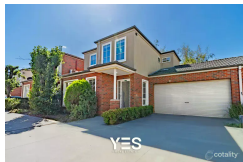


2/11 SYLVANWOOD CRESCENT NARRE WARREN VIC 3805

 3  2  1

Sold Price **\$667,000** Sold Date **03-Jul-26**

Distance **0.02km**



7/1 YOUNG ROAD HALLAM VIC 3803

 3  2  2

Sold Price **\$685,000** Sold Date **06-Apr-26**

Distance **1.7km**



16 SHEBA COURT HALLAM VIC 3803

 3  2  2

Sold Price **\$650,000** Sold Date **15-Apr-26**

Distance **1.69km**

RS = Recent sale UN = Undisclosed Sale

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