

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

5 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

\$710,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,999

Property type

Unit

Suburb

Narre Warren

Period-from

01 Feb 2025

to

31 Jan 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 CASSA BLUE CIRCUIT NARRE WARREN VIC 3805	\$719,000	05-Sep-25
5 KNOTWOOD STREET NARRE WARREN VIC 3805	\$700,000	04-Oct-25
1/4 YOUNG ROAD HALLAM VIC 3803	\$700,000	15-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: 03 February 2026



7 CASSA BLUE CIRCUIT NARRE WARREN VIC 3805

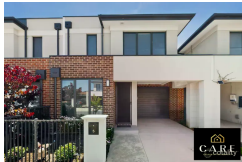
 3
  2
  2

Sold Price

\$719,000

Sold Date **05-Sep-25**

Distance

0.08km


5 KNOTWOOD STREET NARRE WARREN VIC 3805

 3
  2
  1

Sold Price

\$700,000

Sold Date **04-Oct-25**

Distance

1.5km


1/4 YOUNG ROAD HALLAM VIC 3803

 4
  2
  2

Sold Price

Sold Date

15-Sep-25

Distance

1.63km
RS = Recent sale

UN = Undisclosed Sale

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