

# 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 41 Gregson Grove, Lyndhurst, VIC 3975

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$639,000

&

\$699,000

### Median sale price

Median price

\$875,700

Property Type

House

Suburb

Lyndhurst (3975)

Period - From

01/01/2024

to

31/12/2024

Source

PropTrack

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
37 GREGSON GROVE, LYNDHURST VIC 3975	\$700,000	18/08/2024
9 DANAE PLACE, CRANBOURNE WEST VIC 3977	\$677,000	06/12/2024
11 RANKIN CLOSE, LYNBROOK VIC 3975	\$691,000	12/11/2024

This Statement of Information was prepared on: 23/01/2025