

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

1 ETHEL TURNER PLACE LYNBROOK VIC 3975

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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$832,500

Property type

House

Suburb

Lynbrook

Period-from

01 Oct 2024

to

30 Sep 2025

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

9 COBBLER GRANGE LYNBROOK VIC 3975	\$875,000	07-Aug-25
30 LINDSAY CRESCENT LYNBROOK VIC 3975	\$890,000	16-Jul-25
40 BLUE RANGE CRESCENT LYNBROOK VIC 3975	\$936,500	24-May-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: 07 October 2025



9 COBBLER GRANGE LYNBROOK VIC 3975

4 2 2

Sold Price

\$875,000

Sold Date **07-Aug-25**

Distance

1.15km



30 LINDSAY CRESCENT LYNBROOK VIC 3975

4 2 2

Sold Price

\$890,000

Sold Date **16-Jul-25**

Distance

1.81km



40 BLUE RANGE CRESCENT LYNBROOK VIC 3975

4 2 2

Sold Price

\$936,500

Sold Date **24-May-25**

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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