

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	113 Brookwater Parade, Lyndhurst, VIC 3975
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$899,900	&	\$989,000
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Median sale price

Median price	\$935,000	Property Type	House	Suburb	Lyndhurst (3975)
Period - From	01/04/2024	to	31/03/2025	Source	Realestate.com.au

Comparable property sales

A 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
5 WATTLE VALLEY CLOSE, LYNDHURST VIC 3975	\$935,000	10/02/2025
16 SUNLINE WAY, LYNDHURST VIC 3975	\$986,000	30/11/2024
1 MARGLEN PLACE, LYNDHURST VIC 3975	\$960,000	22/11/2024

This Statement of Information was prepared on: 03/04/2025