

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

| | |
|---|--------------------------------|
| Address Including suburb and postcode | 2 Marbec Place Lyndhurst, 3975 |
|---|--------------------------------|

Indicative selling price

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

| | |
|---------------|-----------------------|
| Range between | \$740,000 & \$814,000 |
|---------------|-----------------------|

Median sale price

| | | | | | |
|---------------|-------------|---------------|-------------|--------|-----------|
| Median price | \$792,500 | Property Type | HOUSE | Suburb | LYNDHURST |
| Period - From | 19-Mar-2025 | to | 16-Mar-2026 | Source | REA |

Comparable property sales

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 |
|---|---------------------------------------|-----------|--------------|
| 1 | 50 Gregson Grove, Lyndhurst, Vic 3975 | \$785,000 | 06-Mar-2026 |
| 2 | 31 Albida Parade, Lyndhurst, Vic 3975 | \$811,500 | 05-Feb-2026 |
| 3 | 23 Wodalla Place, Lyndhurst, Vic 3975 | \$770,000 | 03-Feb-2026 |

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