

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

31 VINE CIRCUIT 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

\$779,000

&

\$845,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,000

Property type

Unit

Suburb

Lynbrook

Period-from

01 Mar 2025

to

28 Feb 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

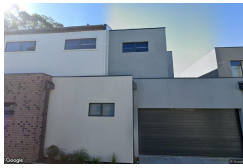
Date of sale

32 VINE CIRCUIT LYNBROOK VIC 3975	\$723,000	16-Sep-24
1 BAY LAUREL CLOSE LYNBROOK VIC 3975	\$786,000	29-Mar-25
11 KALAMATA AVENUE LYNBROOK VIC 3975	\$755,000	13-Mar-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: 13 February 2026


32 VINE CIRCUIT LYNBROOK VIC 3975

Sold Price

\$723,000

Sold Date

16-Sep-24
 4
  2
  -

Distance

0.02km

1 BAY LAUREL CLOSE LYNBROOK VIC 3975

Sold Price

\$786,000

Sold Date

29-Mar-25
 4
  2
  2

Distance

0.22km

11 KALAMATA AVENUE LYNBROOK VIC 3975

Sold Price

\$755,000

Sold Date

13-Mar-25
 4
  2
  2

Distance

0.25km

1/19 KELLER COURT HAMPTON PARK VIC 3976

Sold Price

^{RS} **\$730,000**

Sold Date

19-Aug-25
 4
  2
  2

Distance

0.56km
RS = Recent sale

UN = Undisclosed Sale

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