

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 Guru Boulevard, Lynbrook, VIC 3975 |

Indicative selling price

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

|             |           |   |           |
|-------------|-----------|---|-----------|
| Price Range | \$499,000 | & | \$529,000 |
|-------------|-----------|---|-----------|

Median sale price

|               |            |               |            |        |                 |
|---------------|------------|---------------|------------|--------|-----------------|
| Median price  | \$785,000  | Property Type | House      | Suburb | Lynbrook (3975) |
| Period - From | 01/06/2024 | to            | 31/05/2025 | Source | PropTrack       |

Comparable property sales

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 six months.

|                                                |            |
|------------------------------------------------|------------|
| This Statement of Information was prepared on: | 19/08/2025 |
|------------------------------------------------|------------|