

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 Lynnwood Drive, Mickleham

Indicative selling price

)RU WKH PHDQLQJ RI WKL V SULFH VHH FRQVXPHU YLF JRY DX XQGHUTXRWLQJ

Single Price

RU UD
EHWZ

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,875

Property type

Land

Suburb

Mickleham

Period-from

01 Sep 2024

to

31 Aug 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

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: 04 September 2025



RS = Recent sale **UN** = Undisclosed Sale

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