

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 53 Elliott Parade, Lynbrook Vic 3975

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$902,500 Property Type House Suburb Lynbrook

Period - From 01/01/2026 to 31/03/2026 Source REIV

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 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	7 Tarragon Ct LYNBROOK 3975	\$835,000	14/03/2026
2	229 Paterson Dr LYNBROOK 3975	\$880,000	13/03/2026
3	32 Dutton Cl LYNBROOK 3975	\$851,000	04/02/2026

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 six months.~~

This Statement of Information was prepared on: 29/04/2026 13:45



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Property Type: House (Res)

Land Size: 522 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

March quarter 2026: \$902,500

Comparable Properties

7 Tarragon Ct LYNBROOK 3975 (REI)

Agent Comments

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  2

Price: \$835,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 616 sqm approx



229 Paterson Dr LYNBROOK 3975 (REI)

Agent Comments

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  2

Price: \$880,000

Method: Private Sale

Date: 13/03/2026

Property Type: House

Land Size: 531 sqm approx



32 Dutton Ct LYNBROOK 3975 (REI/VG)

Agent Comments

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  2

Price: \$851,000

Method: Private Sale

Date: 04/02/2026

Property Type: House

Land Size: 509 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000



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