

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 \$840,000 & \$870,000

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	26 Henry Lawson Dr LYNBROOK 3975	\$870,000	27/04/2026
2	3 Lindsay Cr LYNBROOK 3975	\$895,000	16/04/2026
3	9 Waterbush Cr LYNDHURST 3975	\$835,000	25/03/2026

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:

15/06/2026 11:02



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Property Type: House
Land Size: 522 sqm approx
Agent Comments

Indicative Selling Price
 \$840,000 - \$870,000
Median House Price
 March quarter 2026: \$902,500

Comparable Properties



26 Henry Lawson Dr LYNBROOK 3975 (RE/VG)

[Agent Comments](#)

 3
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Price: \$870,000
Method: Private Sale
Date: 27/04/2026
Property Type: House
Land Size: 630 sqm approx



3 Lindsay Cr LYNBROOK 3975 (RE/VG)

[Agent Comments](#)

 4
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Price: \$895,000
Method: Private Sale
Date: 16/04/2026
Property Type: House
Land Size: 588 sqm approx



9 Waterbush Cr LYNDHURST 3975 (VG)

[Agent Comments](#)

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Price: \$835,000
Method: Sale
Date: 25/03/2026
Property Type: House (Res)
Land Size: 554 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000