

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

2 WALTZING DRIVE 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$784,000

Property type

House

Suburb

Lynbrook

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

5 ANDRETTI AVENUE LYNBROOK VIC 3975	\$757,000	08-Mar-25
4A ELLIOTT PARADE LYNBROOK VIC 3975	\$745,000	21-Jan-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: 10 July 2025



**5 ANDRETTI AVENUE LYNBROOK
VIC 3975**

Sold Price **\$757,000** Sold Date **08-Mar-25**

 4  2  2

Distance **0.26km**



**4A ELLIOTT PARADE LYNBROOK
VIC 3975**

Sold Price **\$745,000** Sold Date **21-Jan-25**

 3  2  2

Distance **1.42km**

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

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