

STATEMENT OF INFORMATION

16 ELLIOTT PARADE, LYNBROOK, VIC 3975

PREPARED BY ANGELICA EMPAY, AREA SPECIALIST RAPID

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 ELLIOTT PARADE, LYNBROOK, VIC

 4  2  2

Indicative Selling Price

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

Price Range: **\$910,000 to \$1,000,000**

Provided by: Angelica Empay, Area Specialist Rapid

MEDIAN SALE PRICE




LYNBROOK, VIC, 3975

Suburb Median Sale Price (House)

\$927,500

01 October 2025 to 31 March 2026

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



8 DAMPER WAY, LYNBROOK, VIC 3975

 4  2  2

Sale Price

***\$990,000**

Sale Date: 20/06/2026

YEAR BUILT: 2013
BUILDING AREA: 134 SQM
LAND: 550 SQM

Distance from Property: 1.5km



31 LOCKWOOD RISE, LYNBROOK, VIC 3975

 4  2  2

Sale Price

\$965,000

Sale Date: 17/10/2025

YEAR BUILT: 2006
BUILDING AREA: 243 SQM
LAND: 543 SQM

Distance from Property: 641m



11 PENTON WAY, LYNBROOK, VIC 3975

 4  2  2

Sale Price

\$950,000

Sale Date: 08/05/2025

YEAR BUILT: 2006
BUILDING AREA: 197 SQM
LAND: 532 SQM

Distance from Property: 493m



This report has been compiled on 23/06/2026 by Area Specialist Rapid. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale


Address Including suburb and postcode:

Indicative selling price

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

Price Range:

Median sale price

Median price: Property type: Suburb:
Period: Source: 

Comparable property sales

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
8 DAMPER WAY, LYNBROOK, VIC 3975	*\$990,000	20/06/2026
31 LOCKWOOD RISE, LYNBROOK, VIC 3975	\$965,000	17/10/2025
11 PENTON WAY, LYNBROOK, VIC 3975	\$950,000	08/05/2025

This Statement of Information was prepared on: