

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

4 LIVINGSTONE RISE 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$783,000

Property type

House

Suburb

Lynbrook

Period-from

01 Aug 2024

to

31 Jul 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

3 CATHEDRAL COURT LYNBROOK VIC 3975	\$1,150,000	22-May-25
14 PARSLOW CRESCENT LYNBROOK VIC 3975	\$1,065,000	15-Feb-25
55 CAVERSHAM TERRACE LYNBROOK VIC 3975	\$1,100,001	25-Jun-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: 13 August 2025

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3 CATHEDRAL COURT LYNBROOK VIC 3975

 5
  2
  4

Sold Price

^{RS} **\$1,150,000**

Sold Date **22-May-25**

Distance **0.18km**



14 PARSLOW CRESCENT LYNBROOK VIC 3975

 4
  3
  2

Sold Price

\$1,065,000

Sold Date **15-Feb-25**

Distance **0.41km**



55 CAVERSHAM TERRACE LYNBROOK VIC 3975

 4
  2
  2

Sold Price

^{RS} **\$1,100,001**

Sold Date **25-Jun-25**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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