

## 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 21 Epsilon Way, Lynbrook, VIC 3975

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$849,000

&

\$929,000

### Median sale price

Median price

\$908,000

Property Type

House

Suburb

Lynbrook (3975)

Period - From

01/05/2025

to

30/04/2026

Source

Realestate.com.au

### Comparable property sales

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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
3 LINDSAY CRESCENT, LYNBROOK VIC 3975	\$895,000	16/04/2026
35 HENRY LAWSON DRIVE, LYNBROOK VIC 3975	\$898,000	02/03/2026
11 THIELE COURT, LYNBROOK VIC 3975	\$905,000	12/02/2026

This Statement of Information was prepared on: 21/05/2026