

## 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

44 Franklin Parade, 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

\$909,000

&

\$999,900

### Median sale price

Median price

\$875,000

Property Type

House

Suburb

Lynbrook (3975)

Period - From

01/06/2025

to

31/05/2026

Source

PropTrack

### 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
8 MATILDA COURT, LYNBROOK VIC 3975	\$985,000	19/03/2026
24 DARCY NILAND CRESCENT, LYNBROOK VIC 3975	\$950,000	07/02/2026
5 YELLOWBOX CRESCENT, LYNDHURST VIC 3975	\$965,000	08/03/2026

This Statement of Information was prepared on:

12/06/2026