

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

8 Charlwood Close, Lynbrook, VIC 3975

Indicative selling price

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

Price Range

\$1,180,000

&

\$1,280,000

Median sale price

Median price

\$950,000

Property Type

House

Suburb

Lynbrook (3975)

Period - From

01/10/2025

to

31/03/2026

Source

pricefinder

Comparable property sales

A

These are two 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

Address of comparable property	Price	Date of sale
66 PATERSON DRIVE, LYNBROOK VIC 3975	\$1,200,000	01/12/2025
17 WALTZING DRIVE, LYNBROOK VIC 3975	\$1,280,000	14/12/2025

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 six months.

This Statement of Information was prepared on:

04/05/2026