

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 22 Waltzing Drive, Lynbrook, VIC 3975

Indicative selling price

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

Price Range \$1,199,000 & \$1,299,000

Median sale price

Median price \$880,000 Property Type House Suburb Lynbrook (3975)

Period - From 01/04/2025 to 31/03/2026 Source PropTrack

Comparable property sales

A 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
17 WALTZING DRIVE, LYNBROOK VIC 3975	\$1,280,000	14/12/2025
3 ETHEL TURNER PLACE, LYNBROOK VIC 3975	\$1,205,000	11/11/2025
5 GUMVIEW ROAD, LYNDHURST VIC 3975	\$1,285,000	13/12/2025

This Statement of Information was prepared on: 13/04/2026