

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

Lot 1 Aylmer Road, Lynbrook 3975

Indicative selling price

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

Single price

\$*775,000

Median sale price

Median price

\$860,000

Property type

House

Suburb

Lynbrook

Period - From

March 2025

to

Feb 2026

Source

Realestate.com.au

Comparable property sales

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: 18/3/26