

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	9 Beaver Terrace, Lynbrook, VIC 3975
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Indicative selling price

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

Price Range	\$699,000	&	\$759,000
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Median sale price

Median price	\$785,000	Property Type	House	Suburb	Lynbrook (3975)
Period - From	01/06/2024	to	31/05/2025	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
5 ANDRETTI AVENUE, LYNBROOK VIC 3975	\$757,000	08/03/2025
12 DEWPOINT CRESCENT, HAMPTON PARK VIC 3976	\$750,000	16/04/2025
11 KALAMATA AVENUE, LYNBROOK VIC 3975	\$755,000	13/03/2025

This Statement of Information was prepared on: 30/06/2025