

## 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

27 HARRIS STREET LYNBROOK VIC 3975

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Lynbrook

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

33 HARRIS STREET LYNBROOK VIC 3975	\$620,000	04-Sep-24
5 MANZANILLA WAY LYNBROOK VIC 3975	\$707,001	10-May-25

OR

**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 6 months.

This Statement of Information was prepared on: 16 June 2025

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**33 HARRIS STREET LYNBROOK VIC 3975**

Sold Price

**\$620,000**Sold Date **04-Sep-24**

3



2



2

Distance

**0km****5 MANZANILLA WAY LYNBROOK VIC 3975**

Sold Price

**\$707,001**Sold Date **10-May-25**

3



2



2

Distance

**0.8km****RS** = Recent sale**UN** = Undisclosed Sale

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