

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

28 AYLMER ROAD LYNBROOK VIC 3975

Indicative selling price

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

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$784,000

Property type

House

Suburb

Lynbrook

Period-from

01 Jul 2024

to

30 Jun 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

7 HANRAHAN WYND LYNBROOK VIC 3975	\$915,000	28-Feb-25
46 CAVERSHAM TERRACE LYNBROOK VIC 3975	\$980,000	19-Feb-25
72 BANJO CIRCUIT LYNBROOK VIC 3975	\$895,000	24-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: 21 July 2025



7 HANRAHAN WYND LYNBROOK VIC 3975

4 2 2

Sold Price

\$915,000

Sold Date

28-Feb-25

Distance

0.41km



46 CAVERSHAM TERRACE LYNBROOK VIC 3975

4 2 2

Sold Price

\$980,000

Sold Date

19-Feb-25

Distance

0.6km



72 BANJO CIRCUIT LYNBROOK VIC 3975

4 2 2

Sold Price

^{RS} **\$895,000**

Sold Date

24-May-25

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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