

# 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

42 Lynnebrae Av, Hurstbridge Vic 3099

### Indicative selling price

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

Range between \$940,000 & \$990,000

### Median sale price

Median price \$1,011,000 Property Type House Suburb Hurstbridge

Period - From 23/07/2024 to 22/07/2025 Source Property Data

### 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 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
1	23-25 Meander Rd HURSTBRIDGE 3099	\$980,000	07/07/2025
2	56 Rose Av HURSTBRIDGE 3099	\$990,000	07/07/2025
3	4 Steven St HURSTBRIDGE 3099	\$930,000	12/06/2025

**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 six months.~~

This Statement of Information was prepared on:

23/07/2025 14:06

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4 2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 920 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$940,000 - \$990,000  
**Median House Price**  
23/07/2024 - 22/07/2025: \$1,011,000

## Comparable Properties



23-25 Meander Rd HURSTBRIDGE 3099 (REI)

**Agent Comments**

4 2 3

**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 07/07/2025  
**Property Type:** House (Res)  
**Land Size:** 1057 sqm approx



56 Rose Av HURSTBRIDGE 3099 (REI)

**Agent Comments**

4 2 -

**Price:** \$990,000  
**Method:** Private Sale  
**Date:** 07/07/2025  
**Property Type:** House  
**Land Size:** 3566 sqm approx



4 Steven St HURSTBRIDGE 3099 (REI)

**Agent Comments**

4 2 1

**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 12/06/2025  
**Property Type:** House  
**Land Size:** 801 sqm approx