Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2 Marbec Place Lyndhurst, 3975

Indicative selling price

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

Range between	$780,000 & $815,000

Median sale price

Median price	$792,500	Property Type	HOUSE	Suburb	LYNDHURST
Period - From	19-Mar-2025	to	16-Mar-2026	Source	REA

Comparable property sales

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 Wodalla Place, Lyndhurst, Vic 3975	$770,000	03-Feb-2026
2	50 Gregson Grove, Lyndhurst, Vic 3975	$785,000	06-Mar-2026
3	31 Albida Parade, Lyndhurst, Vic 3975	$811,500	05-Feb-2026

This statement of information was prepared on 11-Apr-2026 at 4:16:26 PM AEST