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	9 Astley Wynd Lynbrook, 3975

Indicative selling price

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

Range between	$1,200,000 & $1,300,000

Median sale price

Median price	$820,500	Property Type	HOUSE	Suburb	LYNBROOK
Period - From	31-Jul-2024	to	30-Jun-2025	Source	realestate.com.au

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	14 Biscay Grove, Lyndhurst	$1,220,000	09-Aug-2025
2	3 Cathedral Court, Lynbrook	$1,150,000	22-May-2025
3	2 Delegate Circuit, Lyndhurst	$1,425,000	31-May-2025

This statement of information was prepared on 02-Sep-2025 at 6:07:14 PM AEST