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	Lot 25 Pagefield Place, Lynbrook 3975

Indicative selling price

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

Single price	$*710,000

Median sale price

Median price	$860,000	Property type	*House*	Suburb	Lynbrook
Period - From	March 2025	to	Feb 2026	Source	Realestate.com.au

Comparable property sales

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: 18/3/26