

## 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

11 HANRAHAN WYND LYNBROOK VIC 3975

### Indicative selling price

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

Single Price

or range  
between

\$820,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$892,500

Property type

House

Suburb

Lynbrook

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

### 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 26 OLIVE ROAD LYNBROOK VIC 3975      | \$932,500 | 01-Jul-26 |
| 54 GURU BOULEVARD LYNBROOK VIC 3975  | \$820,000 | 06-Jul-26 |
| 44 FRANKLIN PARADE LYNBROOK VIC 3975 | \$950,000 | 27-Aug-26 |

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: 28 September 2026

Sachin Arora  
M 0411081640  
E sachin.a@neilsonpartners.com.au

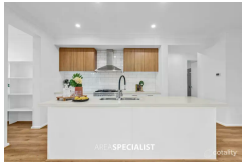


**26 OLIVE ROAD LYNBROOK VIC 3975**

Sold Price **\$932,500** Sold Date **01-Jul-26**

3 2 2

Distance **1.89km**



**54 GURU BOULEVARD LYNBROOK VIC 3975**

Sold Price **\$820,000** Sold Date **06-Jul-26**

4 2 2

Distance **1.27km**



**44 FRANKLIN PARADE LYNBROOK VIC 3975**

Sold Price <sup>RS</sup> **\$950,000** Sold Date **27-Aug-26**

4 2 2

Distance **0.63km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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