

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 SUGAR BUSH DRIVE LYNBROOK VIC 3975

Indicative selling price

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

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,500

Property type

House

Suburb

Lynbrook

Period-from

01 Mar 2025

to

28 Feb 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

9 CATHEDRAL COURT LYNBROOK VIC 3975	\$975,000	21-Feb-26
24 DARCY NILAND CRESCENT LYNBROOK VIC 3975	\$950,000	07-Feb-26
11 THIELE COURT LYNBROOK VIC 3975	\$905,000	28-Jan-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: 26 March 2026

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9 CATHEDRAL COURT LYNBROOK VIC 3975

4 2 2

Sold Price

RS

\$975,000

Sold Date

21-Feb-26

Distance

0.41km



24 DARCY NILAND CRESCENT LYNBROOK VIC 3975

4 2 2

Sold Price

RS

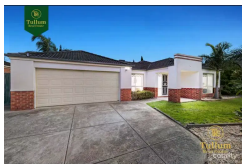
\$950,000

Sold Date

07-Feb-26

Distance

1.04km



11 THIELE COURT LYNBROOK VIC 3975

4 2 2

Sold Price

\$905,000

Sold Date

28-Jan-26

Distance

1.08km



31 LOCKWOOD RISE LYNBROOK VIC 3975

4 2 2

Sold Price

\$965,000

Sold Date

17-Oct-25

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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