

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

21 Lynnbrae Avenue, Hurstbridge Vic 3099

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$970,000 Property Type House Suburb Hurstbridge

Period - From 18/06/2025 to 17/06/2026 Source Property Data

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 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	16 Lynnbrae Av HURSTBRIDGE 3099	\$950,000	06/06/2026
2	6 Milton Way HURSTBRIDGE 3099	\$950,000	25/05/2026
3	2/41 Cherry Tree Rd HURSTBRIDGE 3099	\$935,000	16/05/2026

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 six months.~~

This Statement of Information was prepared on:

18/06/2026 15:14



Property Type:

Divorce/Estate/Family Transfers

Land Size: 700 sqm approx

Agent Comments

Comparable Properties



16 Lynnbrae Av HURSTBRIDGE 3099 (REI)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 06/06/2026

Property Type: House

Land Size: 1054 sqm approx



6 Milton Way HURSTBRIDGE 3099 (REI)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 25/05/2026

Property Type: House

Land Size: 828 sqm approx



2/41 Cherry Tree Rd HURSTBRIDGE 3099 (REI)

Agent Comments



Price: \$935,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)