

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

5-7 Lynnbrae Avenue, Hurstbridge Vic 3099

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

\$980,000

Property Type

House

Suburb

Hurstbridge

Period - From

18/05/2025

to

17/05/2026

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	26 Faidell Cr HURSTBRIDGE 3099	\$1,205,000	08/12/2025
2	34 Hillcrest Rd HURSTBRIDGE 3099	\$1,288,000	04/12/2025
3			

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:

18/05/2026 13:20

Jake Rushton

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

18/05/2025 - 17/05/2026: \$980,000



Property Type: House (Previously Occupied - Detached)

Land Size: 3320 sqm approx

Agent Comments

Comparable Properties



26 Fairdell Cr HURSTBRIDGE 3099 (REI/VG)

Agent Comments



Price: \$1,205,000

Method: Private Sale

Date: 08/12/2025

Property Type: House (Res)

Land Size: 976 sqm approx

34 Hillcrest Rd HURSTBRIDGE 3099 (REI/VG)

Agent Comments



Price: \$1,288,000

Method: Private Sale

Date: 04/12/2025

Rooms: 6

Property Type: House (Res)

Land Size: 5170 sqm approx

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.

Account - Jellis Craig | P: 03 94321444



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