

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 41 Gregson Grove, Lyndhurst, VIC 3975

Indicative selling price

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

Price Range

\$699,900

&

\$769,000

Median sale price

Median price

\$872,500

Property Type

House

Suburb

Lyndhurst (3975)

Period - From

01/11/2023

to

31/10/2024

Source

PropTrack

Comparable property sales

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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
37 GREGSON GROVE, LYNDHURST VIC 3975	\$700,000	18/08/2024
28 LOCKWOOD RISE, LYNBROOK VIC 3975	\$700,000	01/09/2024
12 DANAE PLACE, CRANBOURNE WEST VIC 3977	\$705,000	25/07/2024

This Statement of Information was prepared on: 01/11/2024