

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

27 HARRIS STREET 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

\$600,000

&

\$660,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

49 CILENTO CRESCENT LYNBROOK VIC 3975	\$600,000	05-Oct-24
4 BRADDON WAY LYNBROOK VIC 3975	\$600,000	17-Jun-25
3/51 THE GLADE HAMPTON PARK VIC 3976	\$637,500	15-Jun-25

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: 30 September 2025



* REGISTER TO INSPECT *

[Click here](#) to register your interest for this property.
 By registering this details will be transferred to the relevant, and you will be contacted about the property.
 If you are not suitable for an inspection time, the Inspector will not present.

How to register

1. Click on the inspection
2. Click a day to visit
3. Choose a time to visit
4. Fill in your details
5. Click register inspection

If none of the listed times are suitable simply click times not suitable and we will be in contact with you once available times.

Don't miss out!

Book an inspection today by registering your details.

