

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 THIELE COURT 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

\$870,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$857,000

Property type

House

Suburb

Lynbrook

Period-from

01 Dec 2024

to

30 Nov 2025

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

2 MACLEOD WAY LYNBROOK VIC 3975	\$887,000	18-Dec-25
29 MAY GIBBS CRESCENT LYNBROOK VIC 3975	\$876,000	26-Oct-25
10 HASLUCK CRESCENT LYNBROOK VIC 3975	\$880,000	03-Oct-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: 29 December 2025



Mark Simons
P 03 5990 9535
M 0404701172
E mark.simons@raywhite.com



2 MACLEOD WAY LYNBROOK VIC 3975

Sold Price

^{RS} **\$887,000**

Sold Date

18-Dec-25

4 2 2

Distance

0.41km



**29 MAY GIBBS CRESCENT
LYNBROOK VIC 3975**

Sold Price

\$876,000

Sold Date

26-Oct-25

4 2 3

Distance

0.82km



**10 HASLUCK CRESCENT
LYNBROOK VIC 3975**

Sold Price

\$880,000

Sold Date

03-Oct-25

4 2 2

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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