

## 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

9 CATHEDRAL 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	\$950,000	&	\$1,045,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$860,000	Property type	House	Suburb	Lynbrook
Period-from	01 Jan 2025	to	31 Dec 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
5 CATO PARKWAY LYNBROOK VIC 3975	\$996,000	10-Nov-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: 15 January 2026



**5 CATO PARKWAY LYNBROOK VIC** Sold Price  
**3975**

<sup>RS</sup> **\$996,000** Sold Date **10-Nov-25**

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Distance

**1.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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