

## 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

13 BOOTHBY TERRACE LYNBROOK VIC 3975

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,175,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,500

Property type

House

Suburb

Lynbrook

Period-from

01 Mar 2025

to

28 Feb 2026

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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 12 SLESSOR AVENUE LYNBROOK VIC 3975 | \$1,100,000 | 17-Sep-25 |
| 18 TRANTER SQUARE LYNBROOK VIC 3975 | \$1,100,000 | 11-Dec-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: 12 March 2026



**12 SLESSOR AVENUE LYNBROOK  
VIC 3975**

4 2 2

Sold Price

**\$1,100,000**

Sold Date

**17-Sep-25**

Distance

**1.23km**



**18 TRANTER SQUARE LYNBROOK  
VIC 3975**

4 2 3

Sold Price

Sold Date

**11-Dec-25**

Distance

**1.34km**

RS = Recent sale

UN = Undisclosed Sale

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