

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

5/3 Lynne Avenue, Wantirna South Vic 3152

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Wantirna South

Period - From 01/07/2025 to 30/06/2026 Source REIV

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 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
1	11/127 Tyner Rd WANTIRNA SOUTH 3152	\$725,000	04/05/2026
2	20/127 Tyner Rd WANTIRNA SOUTH 3152	\$732,388	14/03/2026
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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 six months.~~

This Statement of Information was prepared on:

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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median Unit Price
Year ending June 2026: \$690,000

Comparable Properties



11/127 Tyner Rd WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments



Price: \$725,000
Method: Private Sale
Date: 04/05/2026
Property Type: Townhouse (Single)



20/127 Tyner Rd WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments



Price: \$732,388
Method: Private Sale
Date: 14/03/2026
Property Type: Townhouse (Res)

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 six months.

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