

## 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

20 LEMON THYME WAY 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$867,500

Property type

House

Suburb

Lynbrook

Period-from

01 Apr 2025

to

31 Mar 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

65 HUTCHINSON DRIVE LYNBROOK VIC 3975	\$860,000	07-Dec-25
35 HENRY LAWSON DRIVE LYNBROOK VIC 3975	\$898,000	02-Mar-26
29 MAY GIBBS CRESCENT LYNBROOK VIC 3975	\$876,000	26-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.~~

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**65 HUTCHINSON DRIVE  
 LYNBROOK VIC 3975**

 4  2  2

Sold Price **\$860,000** Sold Date **07-Dec-25**

Distance **0.93km**



**35 HENRY LAWSON DRIVE  
 LYNBROOK VIC 3975**

 4  2  2

Sold Price <sup>RS</sup> **\$898,000** Sold Date **02-Mar-26**

Distance **1.03km**



**29 MAY GIBBS CRESCENT  
 LYNBROOK VIC 3975**

 4  2  3

Sold Price **\$876,000** Sold Date **26-Oct-25**

Distance **1.05km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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