Statement of Information

Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

elizabeth TREONZE REAL ESTATE

Property offered for sale

Street: 26 OLIVE ROAD

Suburb: LYNBROOK State: VIC Postcode: 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: $ 985,000 and $ 1,083,500

Median sale price

Median price: $ 890,000

Property type: House

Suburb: Lynbrook

Period - From: 01 / 02 / 2025 to: 01 / 01 / 2026 Source: REA

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	4 Livingstone Rise, Lynbrook, Vic 3975	$ $1,040,000	24 / 11 / 2025
2	4 Sedgwick Court, Lynbrook, VIC 3975	$ $1,110,000	25 / 02 / 2026
3	8 Glenbrook Crescent, Lynbrook, Vic 3975	$ 1,080,000	28 / 02 / 2026

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: 25 February 2026