

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

8 BANJO CIRCUIT 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

\$899,000

&

\$988,900

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

4 SEDGWICK COURT LYNBROOK VIC 3975	\$1,110,000	18-Jan-26
84 AYLMER ROAD LYNBROOK VIC 3975	\$1,091,000	07-Mar-26

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: 22 April 2026


**4 SEDGWICK COURT LYNBROOK
VIC 3975**
 5
 2
 3

Sold Price

\$1,110,000

Sold Date

18-Jan-26

Distance

1.47km

**84 AYLMER ROAD LYNBROOK VIC
3975**
 5
 2
 2

Sold Price

^{RS} **\$1,091,000**

Sold Date

07-Mar-26

Distance

1.35km
RS = Recent sale

UN = Undisclosed Sale

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