

## 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

17 BANJO CIRCUIT 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

\$720,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Lynbrook

Period-from

01 Feb 2025

to

31 Jan 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 20 HANRAHAN WYND LYNBROOK VIC 3975   | \$753,000 | 22-Sep-25 |
| 3 RANKIN CLOSE LYNBROOK VIC 3975     | \$720,000 | 25-Dec-25 |
| 25 KATE AVENUE HAMPTON PARK VIC 3976 | \$741,000 | 19-Nov-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: 13 February 2026



**20 HANRAHAN WYND LYNBROOK  
VIC 3975**

3 2 1

Sold Price

**\$753,000**

Sold Date

**22-Sep-25**

Distance

**0.94km**



**3 RANKIN CLOSE LYNBROOK VIC  
3975**

3 2 1

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date

**25-Dec-25**

Distance

**1.55km**



**25 KATE AVENUE HAMPTON PARK  
VIC 3976**

3 2 1

Sold Price

**\$741,000**

Sold Date

**19-Nov-25**

Distance

**3km**

RS = Recent sale

UN = Undisclosed Sale

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