

## 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

33 LYNBRIDGE CRESCENT TARNEIT VIC 3029

### 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Tarneit

Period-from

01 Jun 2025

to

31 May 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

5 TRUMPETER DRIVE TARNEIT VIC 3029	\$1,165,000	12-Mar-26
23 SANTAROSA AVENUE TARNEIT VIC 3029	\$1,150,000	30-Jan-26
38 PROSECCO STREET TARNEIT VIC 3029	\$1,070,000	11-Jan-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.~~

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**5 TRUMPETER DRIVE TARNEIT VIC 3029** Sold Price **\$1,165,000** Sold Date **12-Mar-26**

5 5 2

Distance **1.4km**



**23 SANTAROSA AVENUE TARNEIT VIC 3029** Sold Price **\$1,150,000** Sold Date **30-Jan-26**

5 3 2

Distance **2.2km**



**38 PROSECCO STREET TARNEIT VIC 3029** Sold Price **\$1,070,000** Sold Date **11-Jan-26**

5 4 2

Distance **3.35km**

RS = Recent sale      UN = Undisclosed Sale

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