

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 303/1 Lynne Avenue, Wantirna South Vic 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$687,000 Property Type Unit Suburb Wantirna South

Period - From 06/07/2025 to 05/07/2026 Source Property Data

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	306/1 Lynne Av WANTIRNA SOUTH 3152	\$528,000	23/04/2026
2	212/1 Lynne Av WANTIRNA SOUTH 3152	\$550,000	11/03/2026
3			

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: 06/07/2026 11:08



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
06/07/2025 - 05/07/2026: \$687,000

Comparable Properties



306/1 Lynne Av WANTIRNA SOUTH 3152 (REI/VG)

[Agent Comments](#)



Price: \$528,000
Method: Sold Before Auction
Date: 23/04/2026
Property Type: Apartment



212/1 Lynne Av WANTIRNA SOUTH 3152 (REI/VG)

[Agent Comments](#)



Price: \$550,000
Method: Sold Before Auction
Date: 11/03/2026
Property Type: Apartment

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.