

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 LYNTONLEE AVENUE, OFFICER, VIC 3809

Indicative selling price

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

Single price

or range between

\$970,000

&

\$1,060,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

COTALITY

Period - From

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales

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
113 MCMULLEN ROAD OFFICER VIC 3809	\$950,000	29-Apr-26
25 RENISHAW DRIVE OFFICER VIC 3809	\$1,015,000	07-May-26
12 PROSPECT WAY OFFICER VIC 3809	\$1,003,000	08-Apr-26

This Statement of Information was prepared on:

26/08/2026