

## 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

15 SEACHANGE PARADE LYNDHURST 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

\$1,500,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Lyndhurst

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 DELEGATE CIRCUIT LYNDHURST VIC 3975	\$1,325,000	31-Jan-25
8 RAINWATER DRIVE LYNDHURST VIC 3975	\$1,380,000	02-Aug-24
8 MALLET GROVE LYNDHURST VIC 3975	\$1,060,000	07-Nov-24

**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: 10 February 2025

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**20 DELEGATE CIRCUIT  
LYNDHURST VIC 3975**

 4  2  2

Sold Price <sup>RS</sup> **\$1,325,000** Sold Date **31-Jan-25**

Distance **1.53km**



**8 RAINWATER DRIVE LYNDHURST  
VIC 3975**

 5  4  2

Sold Price **\$1,380,000** Sold Date **02-Aug-24**

Distance **0.72km**



**8 MALLETT GROVE LYNDHURST  
VIC 3975**

 4  2  2

Sold Price **\$1,060,000** Sold Date **07-Nov-24**

Distance **0.74km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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