

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 3 Waterhaven Way, Lyndhurst, VIC 3975

Indicative selling price

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

Price Range \$1,049,000 & \$1,150,000

Median sale price

Median price \$933,000 Property Type House Suburb Lyndhurst (3975)

Period - From 01/07/2024 to 31/12/2024 Source Pricefinder

Comparable property sales

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
2 WILD SAGE COURT, LYNDHURST VIC 3975	\$1,135,000	07/01/2025
8 MALLETT GROVE, LYNDHURST VIC 3975	\$1,060,000	07/11/2024
18 VIEWLINE WAY, LYNDHURST VIC 3975	\$1,050,000	14/12/2024

This Statement of Information was prepared on: 21/02/2025