

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

11 Blue Mist Circuit, Lyndhurst Vic 3975

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$1,000,000 Property Type House Suburb Lyndhurst

Period - From 01/10/2024 to 31/12/2024 Source REIV

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	17 Lyndhurst Blvd LYNDHURST 3975	\$770,000	22/01/2025
2	17 Hugden Cl LYNDHURST 3975	\$830,000	09/09/2024
3	46 Bluemist Cirt LYNDHURST 3975	\$865,000	01/08/2024

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:

30/01/2025 11:34



Property Type: Land
Land Size: 471 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median House Price
December quarter 2024: \$1,000,000

Comparable Properties



17 Lyndhurst Blvd LYNDHURST 3975 (REI)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 22/01/2025
Property Type: House
Land Size: 387 sqm approx



17 Hugden CI LYNDHURST 3975 (REI/VG)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 09/09/2024
Property Type: House
Land Size: 530 sqm approx



46 Bluemist Cirt LYNDHURST 3975 (REI/VG)

Agent Comments



Price: \$865,000
Method: Private Sale
Date: 01/08/2024
Property Type: House
Land Size: 544 sqm approx