

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

1 BLUEMIST CIRCUIT LYNDHURST VIC 3975

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$939,000

&

\$1,029,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

Suburb

Lyndhurst

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

1 EVERGLADES STREET LYNDHURST VIC 3975	\$985,000	07-Aug-25
24 WODALLA PLACE LYNDHURST VIC 3975	\$950,000	20-Sep-25

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: 24 September 2025


**1 EVERGLADES STREET
LYNDHURST VIC 3975**

Sold Price

^{RS}
\$985,000

Sold Date

07-Aug-25


4



2



2

Distance

0km

**24 WODALLA PLACE LYNDHURST
VIC 3975**

Sold Price

^{RS}
\$950,000

Sold Date

20-Sep-25


4



2



2

Distance

1.66km
RS = Recent sale

UN = Undisclosed Sale

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