

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

10 KESS GROVE 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

\$729,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,500

Property type

House

Suburb

Lyndhurst

Period-from

01 May 2024

to

30 Apr 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

41 GREGSON GROVE LYNDHURST VIC 3975	\$742,000	19-Feb-25
31 WINDMILL CIRCUIT LYNDHURST VIC 3975	\$720,000	04-Dec-24
33 BANFIELD PLACE LYNDHURST VIC 3975	\$702,500	08-Mar-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.~~

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41 GREGSON GROVE LYNDHURST VIC 3975

Sold Price

\$742,000

Sold Date

19-Feb-25

3

2

2

Distance

0km



31 WINDMILL CIRCUIT LYNDHURST VIC 3975

Sold Price

\$720,000

Sold Date

04-Dec-24

3

2

2

Distance

0km



33 BANFIELD PLACE LYNDHURST VIC 3975

Sold Price

\$702,500

Sold Date

08-Mar-25

3

2

2

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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