

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

29 Sustain Circuit, Lyndhurst Vic 3975

Indicative selling price

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

Single price

\$850,000

Median sale price

Median price

\$720,000

Property Type

Vacant land

Suburb

Lyndhurst

Period - From

21/07/2025

to

20/07/2026

Source

Property Data

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	28 Yellowgum Av LYNDHURST 3975	\$860,000	21/05/2026
2	5 Society Av LYNDHURST 3975	\$860,000	13/05/2026
3	9 Waterbush Cr LYNDHURST 3975	\$865,000	28/04/2026

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:

21/07/2026 14:44



Property Type: Land
Land Size: 746 sqm approx
Agent Comments

Indicative Selling Price
\$850,000
Median Land Price
21/07/2025 - 20/07/2026: \$720,000

Comparable Properties

28 Yellowgum Av LYNDHURST 3975 (REI)

Agent Comments



Price: \$860,000
Method:
Date: 21/05/2026
Property Type: House

5 Society Av LYNDHURST 3975 (REI)

Agent Comments



Price: \$860,000
Method:
Date: 13/05/2026
Property Type: House

9 Waterbush Cr LYNDHURST 3975 (REI)

Agent Comments



Price: \$865,000
Method:
Date: 28/04/2026
Property Type: House