

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
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

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