

# 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

34 Bulga Wattle Circuit, Lyndhurst, VIC-3975

### Indicative selling price

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

Single price  or range between \$780,000 & \$850,000

### Median sale price

Median price

\$936,158

Property type

House

Suburb

Lyndhurst

Period - From

Mar 2025

to

Mar 2025

Source

RP Data – Core Logic

### Comparable property sales

**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: 19/06/25