

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	5 Gumview Road, Lyndhurst, VIC 3975

Indicative selling price

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

Price Range	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$950,000	Property Type	House	Suburb	Lyndhurst (3975)
Period - From	01/11/2024	to	31/10/2025	Source	PropTrack

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.
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This Statement of Information was prepared on:	21/11/2025
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