

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 | 54 Sustain Circuit, Lyndhurst, VIC 3975 |

Indicative selling price

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

|             |           |   |           |
|-------------|-----------|---|-----------|
| Price Range | \$720,000 | & | \$780,000 |
|-------------|-----------|---|-----------|

Median sale price

|               |             |               |            |        |                                                                           |
|---------------|-------------|---------------|------------|--------|---------------------------------------------------------------------------|
| Median price  | \$1,000,000 | Property Type | House      | Suburb | Lyndhurst (3975)                                                          |
| Period - From | 01/08/2024  | to            | 31/07/2025 | Source | <a href="https://www.realestate.com.au">https://www.realestate.com.au</a> |

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: | 05/09/2025 |
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