

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	55 Bluemist Circuit Lyndhurst, 3975
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Indicative selling price

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

Range between	\$750,000 & \$825,000
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Median sale price

Median price	\$1,000,000	Property Type	HOUSE	Suburb	LYNDHURST
Period - From	09-Aug-2024	to	07-Aug-2025	Source	REA

Comparable property sales

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	34 Bulga Wattle Circuit, Lyndhurst, Vic 3975	\$831,000	21-Jul-2025
2	10 Boland Drive, Lyndhurst, Vic 3975	\$815,000	14-May-2025
3	2 Terrica Close, Lyndhurst, Vic 3975	\$820,000	10-Apr-2025

This statement of information was prepared on 09-Sep-2025 at 11:33:00 AM AEST