

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

6 DEMMIE MEWS LYNDHURST VIC 3975

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$530,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$906,250

Property type

House

Suburb

Lyndhurst

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

120A FORDHOLM ROAD HAMPTON PARK VIC 3976	\$695,000	03-Apr-25
3 COLEY COURT HAMPTON PARK VIC 3976	\$525,000	25-Nov-24
18 DEMMIE MEWS LYNDHURST VIC 3975	\$499,500	30-Oct-24

OR

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 6 months.~~

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120A FORDHOLM ROAD HAMPTON PARK VIC 3976 Sold Price ^{RS} **\$695,000** Sold Date **03-Apr-25**

2 1 1

Distance **2.97km**



3 COLEY COURT HAMPTON PARK VIC 3976 Sold Price **\$525,000** Sold Date **25-Nov-24**

2 1 1

Distance **2.22km**



18 DEMMIE MEWS LYNDHURST VIC 3975 Sold Price **\$499,500** Sold Date **30-Oct-24**

2 1 1

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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