

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

3 TEA TREE COURT 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

\$950,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$985,000

Property type

House

Suburb

Lyndhurst

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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

48 BLUEMIST CIRCUIT LYNDHURST VIC 3975	\$1,010,000	14-Mar-26
5 YELLOWBOX CRESCENT LYNDHURST VIC 3975	\$965,000	08-Mar-26

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.

This Statement of Information was prepared on: 29 May 2026



48 BLUEMIST CIRCUIT LYNDHURST VIC 3975 Sold Price **\$1,010,000** Sold Date **14-Mar-26**

 3  2  2

Distance **1.28km**



5 YELLOWBOX CRESCENT LYNDHURST VIC 3975 Sold Price **\$965,000** Sold Date **08-Mar-26**

 4  2  2

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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