

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

9 TUSCAN 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$985,000

Property type

House

Suburb

Lyndhurst

Period-from

01 Sep 2025

to

31 Aug 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

166 AYLMER ROAD LYNDHURST VIC 3975	\$1,020,000	22-Jun-26
111 LYNDHURST BOULEVARD LYNDHURST VIC 3975	\$1,050,000	31-Jul-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.

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**166 AYLMER ROAD LYNDHURST
VIC 3975**

3 2 2

Sold Price ^{RS} **\$1,020,000** Sold Date **22-Jun-26**

Distance **0.43km**



**111 LYNDHURST BOULEVARD
LYNDHURST VIC 3975**

4 2 2

Sold Price ^{RS} **\$1,050,000** Sold Date **31-Jul-26**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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