

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

5 SPRINGLANDS STREET 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$989,000

Property type

House

Suburb

Lyndhurst

Period-from

01 Apr 2025

to

31 Mar 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

195 BROOKWATER PARADE LYNDHURST VIC 3975	\$1,085,000	05-Dec-25
78 BOLAND DRIVE LYNDHURST VIC 3975	\$1,109,000	11-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: 08 April 2026



**195 BROOKWATER PARADE
LYNDHURST VIC 3975**

 4  2  2

Sold Price **\$1,085,000** Sold Date **05-Dec-25**

Distance **0.25km**



**78 BOLAND DRIVE LYNDHURST
VIC 3975**

 4  2  2

Sold Price ^{RS} **\$1,109,000** Sold Date **11-Mar-26**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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