

## 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

16 LIMONIUM CRESCENT LYNDHURST VIC 3975

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$840,000

### 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

31 ALBIDA PARADE LYNDHURST VIC 3975	\$811,500	16-Jan-26
90 SILVERWATTLE DRIVE LYNDHURST VIC 3975	\$815,400	22-Apr-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 April 2026


**31 ALBIDA PARADE LYNDHURST  
VIC 3975**
 3  2  2

Sold Price

**\$811,500**

Sold Date

**16-Jan-26**

Distance

**2.67km**
**90 SILVERWATTLE DRIVE  
LYNDHURST VIC 3975**
 4  2  2

Sold Price

<sup>RS</sup> **\$815,400**

Sold Date

**22-Apr-26**

Distance

**1.26km**

RS = Recent sale

UN = Undisclosed Sale

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