

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

4 ALBIDA PARADE 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

\$1,399,000

&

\$1,538,900

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

9 CONSERVATION WAY LYNDHURST VIC 3975	\$2,100,000	20-Jul-26
153 BROOKWATER PARADE LYNDHURST VIC 3975	\$1,173,000	03-May-26
12 BISCAY GROVE LYNDHURST VIC 3975	\$1,100,000	20-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: 16 September 2026

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**9 CONSERVATION WAY
LYNDHURST VIC 3975**

6 5 2

Sold Price **\$2,100,000** Sold Date **20-Jul-26**

Distance **1.27km**



**153 BROOKWATER PARADE
LYNDHURST VIC 3975**

5 3 2

Sold Price **\$1,173,000** Sold Date **03-May-26**

Distance **1.31km**



12 BISCAY GROVE LYNDHURST VIC 3975

4 3 2

Sold Price **\$1,100,000** Sold Date **20-Apr-26**

Distance **1.7km**

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

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