

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	25 Everglades Street Lyndhurst, 3975
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

Range between	\$775,000 & \$850,000
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### Median sale price

Median price	\$1,030,000	Property Type	HOUSE	Suburb	LYNDHURST
Period - From	10-Feb-2025	to	06-Feb-2026	Source	REA

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>Address of comparable property</b>	<b>Price</b>	<b>Date of sale</b>
1	30 Livida Circuit, Lyndhurst, Vic 3975	\$845,000	19-Dec-2025
2	17 Mantello Street, Lyndhurst, Vic 3975	\$800,000	15-Sep-2025
3	55 Bluemist Circuit, Lyndhurst, Vic 3975	\$840,000	08-Sep-2025

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