

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

13 Tuscan Court, Lyndhurst, VIC 3975

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$889,000

&

\$969,000

Median sale price

Median price

\$912,500

Property Type

House

Suburb

Lyndhurst (3975)

Period - From

01/01/2026

to

30/06/2026

Source

Pricefinder

Comparable property sales

A 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.

Address of comparable property	Price	Date of sale
10 GLENBROOK CRESCENT, LYNBROOK VIC 3975	\$950,000	19/06/2026
7 EGAN LANE, LYNDHURST VIC 3975	\$915,000	21/04/2026
68 MELINGTON DRIVE, LYNDHURST VIC 3975	\$890,000	15/03/2026

This Statement of Information was prepared on: 10/07/2026