

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	52 Sustain Circuit, Lyndhurst, VIC 3975
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Indicative selling price

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

Price Range	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$937,500	Property Type	House	Suburb	Lyndhurst (3975)
Period - From	01/07/2024	to	30/06/2025	Source	PropTrack

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
22 FRESHWATER BOULEVARD, LYNDHURST VIC 3975	\$1,000,000	27/06/2025
6 HARFORD CLOSE, LYNBROOK VIC 3975	\$1,020,000	04/07/2025
15 SALT BUSH AVENUE, LYNDHURST VIC 3975	\$1,080,000	24/04/2025

This Statement of Information was prepared on: 17/06/2025