

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 11 Red Mallee Court, Lyndhurst, VIC 3975

Indicative selling price

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

Price Range \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,000,000 Property Type House Suburb Lyndhurst (3975)

Period - From 01/06/2025 to 31/05/2026 Source Realestate.com.au

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
7 CARBINE WAY, LYNDHURST VIC 3975	\$1,083,000	22/05/2026
5 SPRINGLANDS STREET, LYNDHURST VIC 3975	\$1,070,000	15/05/2026
28 BALLADONIA GUM CIRCUIT, LYNDHURST VIC 3975	\$1,100,000	13/04/2026

This Statement of Information was prepared on: 05/06/2026