

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

5 TEA TREE COURT 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$985,000

Property type

House

Suburb

Lyndhurst

Period-from

01 May 2025

to

30 Apr 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

4 BLUE PEPPERMINT COURT LYNDHURST VIC 3975	1160000	08-May-26
19 BALLADONIA GUM CIRCUIT LYNDHURST VIC 3975	1165000	04-May-26
13 WATERBUSH CRESCENT LYNDHURST VIC 3975	1185000	05-Mar-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: 15 May 2026

Address: 5 Tea Tree Court LYNDHURST VIC 3975

RayWhite.

Land Area: 725 SQM
Building Area: 242 SQM = 26.02 sq
Year Built: 2007



4 BLUE PEPPERMINT COURT
LYNDHURST VIC 3975

4 2 2

Sold Price ^{RS} **1160000** Sold Date **08-May-26**

Land Area
710 SQM
Building Area
260.08 SQM = 27.96 sq
Year Built
2008

Distance **0.44km**



19 BALLADONIA GUM CIRCUIT
LYNDHURST VIC 3975

4 2 2

Sold Price ^{RS} **1165000** Sold Date **04-May-26**

Land Area
627 SQM
Building Area
270.18 SQM = 29.05 sq
Year Built
2009

Distance **0.52km**



13 WATERBUSH CRESCENT
LYNDHURST VIC 3975

4 2 2

Sold Price ^{RS} **1185000** Sold Date **05-Mar-26**

Land Area
900 SQM
Building Area
269.5 SQM = 28.98 sq
Year Built
2004

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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