

## 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

18 CARBINE WAY LYNDHURST VIC 3975

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$990,000

&

\$1,030,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$983,000

Property type

House

Suburb

Lyndhurst

Period-from

01 Jul 2025

to

30 Jun 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

|                                    |             |           |
|------------------------------------|-------------|-----------|
| 166 AYLMER ROAD LYNDHURST VIC 3975 | \$1,020,000 | 22-Jun-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.

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**166 AYLMER ROAD LYNDHURST  
VIC 3975**

3 2 2

Sold Price <sup>RS</sup> **\$1,020,000** Sold Date **22-Jun-26**

Distance **0.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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