

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

31/17 GOLDEN ELM WAY 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

\$565,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,500

Property type

Unit

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

5/17 GOLDEN ELM WAY LYNDHURST VIC 3975	\$580,000	20-Mar-26
12/17 GOLDEN ELM WAY LYNDHURST VIC 3975	\$575,000	26-Jan-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: 01 May 2026



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**5/17 GOLDEN ELM WAY
 LYNDHURST VIC 3975**

Sold Price ^{RS} **\$580,000** Sold Date **20-Mar-26**

2 2 1

Distance **0km**



**12/17 GOLDEN ELM WAY
 LYNDHURST VIC 3975**

Sold Price **\$575,000** Sold Date **26-Jan-26**

2 2 1

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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