

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

9 TUSCAN 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

&

\$1,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$985,000

Property type

House

Suburb

Lyndhurst

Period-from

01 Jun 2025

to

31 May 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	\$1,160,000	22-Apr-26
19 BALLADONIA GUM CIRCUIT LYNDHURST VIC 3975	\$1,165,000	04-May-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: 26 June 2026



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**4 BLUE PEPPERMINT COURT
LYNDHURST VIC 3975**

4 2 2

Sold Price **\$1,160,000** Sold Date **22-Apr-26**

Distance **0.31km**



**19 BALLADONIA GUM CIRCUIT
LYNDHURST VIC 3975**

4 2 2

Sold Price ^{RS} **\$1,165,000** Sold Date **04-May-26**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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