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 LYNDALL ROAD BELGRAVE SOUTH VIC 3160

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	$1,300,000	&	$1,395,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,075,000	Property type	House	Suburb	Belgrave South
Period-from	01 Sep 2025	to	31 Aug 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
13 VISTA ROAD BELGRAVE HEIGHTS VIC 3160	$1,405,000	21-May-26
12 GLEN ROAD BELGRAVE HEIGHTS VIC 3160	$1,110,000	04-Jun-26
100 BOLTON ROAD SELBY VIC 3159	$1,551,500	16-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: 23 September 2026

Chandler REAL ESTATE & Co.
Sharyn Chandler
P 039754 6888
M 0439882442
E sharyn@chandlerandco.com.au

13 VISTA ROAD BELGRAVE HEIGHTS VIC 3160

5 2 -

Sold Price **$1,405,000** Sold Date **21-May-26**

Distance **1.69km**

12 GLEN ROAD BELGRAVE HEIGHTS VIC 3160

3 2 -

Sold Price **$1,110,000** Sold Date **04-Jun-26**

Distance **1.65km**

100 BOLTON ROAD SELBY VIC 3159

4 3 -

Sold Price **$1,551,500** Sold Date **16-May-26**

Distance **1.64km**

RS = Recent sale **UN** = Undisclosed Sale

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