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	19 BALLADONIA GUM CIRCUIT 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	$1,000,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$989,000	Property type	House	Suburb	Lyndhurst
Period-from	01 Apr 2025	to	31 Mar 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
48 BLUEMIST CIRCUIT LYNDHURST VIC 3975	$1,010,000	14-Mar-26
195 BROOKWATER PARADE LYNDHURST VIC 3975	$1,085,000	05-Dec-25
11 BROOKWATER PARADE LYNDHURST VIC 3975	$1,100,000	06-Dec-25

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: 09 April 2026

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48 BLUEMIST CIRCUIT LYNDHURST VIC 3975

4 2 2

Sold Price RS $1,010,000 Sold Date 14-Mar-26

Distance 0.82km

195 BROOKWATER PARADE LYNDHURST VIC 3975

4 2 2

Sold Price $1,085,000 Sold Date 05-Dec-25

Distance 0.73km

11 BROOKWATER PARADE LYNDHURST VIC 3975

4 2 2

Sold Price $1,100,000 Sold Date 06-Dec-25

Distance 0.82km

78 BOLAND DRIVE LYNDHURST VIC 3975

4 2 2

Sold Price RS $1,109,000 Sold Date 11-Mar-26

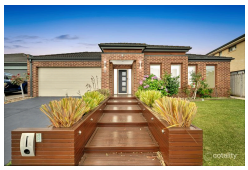
Distance 0.82km

12 PATRICK CLOSE LYNDHURST VIC 3975

4 2 2

Sold Price RS $1,140,000 Sold Date 23-Feb-26

Distance 0.82km



8 BLUE PEPPERMINT COURT LYNDHURST VIC 3975

4 2 2

Sold Price RS $1,161,500 Sold Date 11-Feb-26

Distance 0.29km

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

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