

## 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

22 ALPINE HEATH 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

\$895,000

&

\$984,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$985,000

Property type

House

Suburb

Lyndhurst

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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 11 BRAMBLE CLOSE LYNDHURST VIC 3975 | \$890,000   | 08-Jul-26 |
| 7 EGAN LANE LYNDHURST VIC 3975      | \$915,000   | 21-Apr-26 |
| 15 COLENDY CLOSE LYNDHURST VIC 3975 | \$1,000,000 | 16-Sep-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: 28 September 2026


**11 BRAMBLE CLOSE LYNDHURST  
VIC 3975**
 4    2    2

Sold Price

**\$890,000**

Sold Date

**08-Jul-26**

Distance

**1.19km**

**7 EGAN LANE LYNDHURST VIC  
3975**
 4    2    2

Sold Price

**\$915,000**

Sold Date

**21-Apr-26**

Distance

**1.07km**

**15 COLENDY CLOSE LYNDHURST  
VIC 3975**
 5    2    2

Sold Price

<sup>RS</sup> **\$1,000,000**

Sold Date

**16-Sep-26**

Distance

**1.07km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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