

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

4 BLUE PEPPERMINT 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

\$1,120,000

&

\$1,220,000

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

8 BLUE PEPPERMINT COURT LYNDHURST VIC 3975	\$1,161,500	11-Feb-26
12 PATRICK CLOSE LYNDHURST VIC 3975	\$1,140,000	23-Feb-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.

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**8 BLUE PEPPERMINT COURT
LYNDHURST VIC 3975**

4 2 2

Sold Price

^{RS} **\$1,161,500**

Sold Date

11-Feb-26

Distance

0.04km



**12 PATRICK CLOSE LYNDHURST
VIC 3975**

4 2 2

Sold Price

^{RS} **\$1,140,000**

Sold Date

23-Feb-26

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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