

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

5 TEA TREE 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$983,000

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

12 PATRICK CLOSE LYNDHURST VIC 3975	1140000	23-Feb-26
8 BLUE PEPPERMINT COURT LYNDHURST VIC 3975	1161500	11-Feb-26
81 BLUEMIST CIRCUIT LYNDHURST VIC 3975	1320000	07-Nov-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: 01 April 2026

Address: 5 Tea Tree Court LYNDHURST VIC 3975



Team Ringeri
P 0359952660
M +61406353390
E team.ringeri@raywhite.com

Land Area: 725 SQM
Building Area: 242 SQM = 26.02 sq
Year Built: 2007



12 PATRICK CLOSE LYNDHURST VIC 3975 Sold Price ^{RS} **1140000** Sold Date **23-Feb-26**
Land Area: 612 SQM
Building Area: 266.42 SQM = 28.65 sq
Year Built: 2008
Distance **1.3km**

4 2 2



8 BLUE PEPPERMINT COURT LYNDHURST VIC 3975 Sold Price ^{RS} **1161500** Sold Date **11-Feb-26**
Land Area: 637 SQM
Building Area: 272.75 SQM = 29.33 sq
Year Built: 2008
Distance **0.46km**

4 2 2



81 BLUEMIST CIRCUIT LYNDHURST VIC 3975 Sold Price **1320000** Sold Date **07-Nov-25**
Land Area: 657 SQM
Building Area: 268.16 SQM = 28.83 sq
Year Built: 2008
Distance **1.3km**

4 2 2

RS = Recent sale UN = Undisclosed Sale

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