

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

7 ROSE BUSH 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

\$999,999

&

\$1,099,988

Median sale price

(*Delete house or unit as applicable)

Median Price

\$942,000

Property type

House

Suburb

Lyndhurst

Period-from

01 Dec 2024

to

30 Nov 2025

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

| | | |
|---------------------------------------|-------------|-----------|
| 28 BAYNTON CRESCENT LYNBROOK VIC 3975 | \$990,000 | 16-Aug-25 |
| 4 LIVINGSTONE RISE LYNBROOK VIC 3975 | \$1,040,000 | 24-Nov-25 |
| 69 HUTCHINSON DRIVE LYNBROOK VIC 3975 | \$950,000 | 22-Oct-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: 10 December 2025



**28 BAYNTON CRESCENT
LYNBROOK VIC 3975**

5 2 2

Sold Price **\$990,000** Sold Date **16-Aug-25**

Distance **1.28km**



**4 LIVINGSTONE RISE LYNBROOK
VIC 3975**

6 2 2

Sold Price ^{RS} **\$1,040,000** Sold Date **24-Nov-25**

Distance **2.38km**



**69 HUTCHINSON DRIVE
LYNBROOK VIC 3975**

5 2 2

Sold Price ^{RS} **\$950,000** Sold Date **22-Oct-25**

Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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