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 Saltbush Avenue, Lyndhurst VIC 3975

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $900,000 & $990,000

Median sale price

Median price $983,000 Property Type House Suburb Lyndhurst

Period - From 15/01/2026 to 15/07/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
17 Wattle Valley Close Lyndhurst VIC 3975	$980,000	22/06/2026
7 Carbine Way Lyndhurst VIC 3975	$1,083,000	11/05/2026
28 Balladonia Gum Circuit Lyndhurst VIC 3975	$1,100,000	20/03/2026

This Statement of Information was prepared on: 16/07/2026