

Harcourts Rowville

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: 9 Dianella Way Lysterfield VIC 3156

Indicative selling price

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

Price range \$1,760,000 to \$1,935,000

Median sale price

Median Price: \$1,510,000

Property Type: House

Suburb: Lysterfield VIC 3156

Period From: Januray 2025 to March 2025

Source: REIV

Comparable property sales

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 six months.

This Statement of Information was prepared on: **16th April 2025**