

## 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

23 PARK ROAD LYSTERFIELD VIC 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Lysterfield

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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

71 WENTWORTH AVENUE ROWVILLE VIC 3178	\$1,077,000	05-Oct-24
270 KAROO ROAD ROWVILLE VIC 3178	\$1,088,000	23-Sep-24
6 PRIMULA COURT ROWVILLE VIC 3178	\$1,150,000	26-Aug-24

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: 08 January 2025



**71 WENTWORTH AVENUE  
ROWVILLE VIC 3178**

 4  2  2

Sold Price **\$1,077,000** Sold Date **05-Oct-24**

Distance **0.62km**



**270 KAROO ROAD ROWVILLE VIC  
3178**

 4  2  2

Sold Price **\$1,088,000** Sold Date **23-Sep-24**

Distance **1.68km**



**6 PRIMULA COURT ROWVILLE VIC  
3178**

 4  2  2

Sold Price **\$1,150,000** Sold Date **26-Aug-24**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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