Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2 Oakridge Close, Lysterfield South Vic 3156
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000	Range between	\$1,800,000	&	\$1,980,000
---	---------------	-------------	---	-------------

Median sale price

Median price	\$1,954,750	Pro	perty Type	House		Suburb	Lysterfield South
Period - From	29/07/2024	to	28/07/2025		Source	Property	/ Data

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	48 Parkside Blvd LYSTERFIELD SOUTH 3156	\$1,932,500	20/03/2025
2	4 Tamboore Way LYSTERFIELD SOUTH 3156	\$1,977,000	12/11/2024
3			

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 six months.

This Statement of Information was prepared on:	29/07/2025 12:30



Date of sale