

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: **3 Marlene Court Lysterfield VIC 3156**

Indicative selling price

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

Price range **\$1,240,000 to \$1,360,000**

Median sale price

Median Price: **\$1,295,000**
Property Type: **House**
Suburb: **Lysterfield VIC 3156**
Period From: **July 2025 to September 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: **28th October 2025**