

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

32 Pendelton Place, Lysterfield, Vic 3156

Indicative selling price

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

range between

\$1,200,000

&

\$1,320,000

Median sale price

Median price

\$1,425,000

Property type

House

Suburb

Lysterfield

Period - From

01/12/2024

to

30/11/2025

Source



PropTrack

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
50 Viewgrand Rise, Lysterfield, VIC 3156	\$1,245,000	08/11/2025
10 Farmillo Court, Lysterfield, VIC 3156	\$1,180,000	30/08/2025
3 Marlene Court, Lysterfield, VIC 3156	\$1,438,000	20/11/2025

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: 23/12/2025