

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

60 ANTHONY DRIVE LYSTERFIELD VIC 3156

Indicative selling price

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

Single Price

or range
between

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,361,444

Property type

House

Suburb

Lysterfield

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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

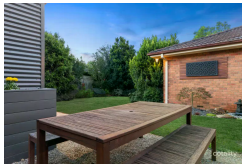
10 LOUISE COURT LYSTERFIELD VIC 3156	\$895,000	04-May-26
5 BOSTOCK COURT LYSTERFIELD VIC 3156	\$955,000	18-Jun-26
46 TAUPU CRESCENT ROWVILLE VIC 3178	\$1,028,000	20-Mar-26

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: 01 July 2026

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**10 LOUISE COURT LYSTERFIELD
VIC 3156**

 3  1  2

Sold Price

^{RS} **\$895,000** Sold Date **04-May-26**

Distance **0.36km**



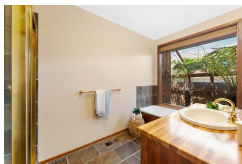
**5 BOSTOCK COURT LYSTERFIELD
VIC 3156**

 4  2  2

Sold Price

^{RS} **\$955,000** Sold Date **18-Jun-26**

Distance **0.51km**



**46 TAUPO CRESCENT ROWVILLE
VIC 3178**

 4  2  1

Sold Price

\$1,028,000 Sold Date **20-Mar-26**

Distance **1.92km**

RS = Recent sale **UN** = Undisclosed Sale

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