

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: 9 Alocasia Close Lysterfield VIC 3156

Indicative selling price

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

Price range \$1,525,000 to \$1,575,000

Median sale price

Median Price: \$1,372,888

Property Type: House

Suburb: Lysterfield VIC 3156

Period From: April 2025 to June 2025

Source: RP Data – Core Logic

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: **23rd September 2025**