

## 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 35 Windsor Drive, Lysterfield Vic 3156  
Including suburb and postcode

### Indicative selling price

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

Range between \$2,250,000 & \$2,475,000

### Median sale price

Median price \$1,456,500	Property Type House	Suburb Lysterfield
Period - From 01/10/2024	to 30/09/2025	Source REIV

### 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
1		
2		
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:

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