

## 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

4 Grand Valley Court, Lysterfield South Vic 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,980,000

### Median sale price

Median price \$1,915,000

Property Type House

Suburb Lysterfield South

Period - From 08/01/2025

to 07/01/2026

Source Property Data

### 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	7 Oakridge CI LYSTERFIELD SOUTH 3156	\$1,950,000	31/10/2025
2	19 Parkside Blvd LYSTERFIELD SOUTH 3156	\$1,800,000	30/09/2025
3	2 Oakridge CI LYSTERFIELD SOUTH 3156	\$1,915,000	30/09/2025

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:

08/01/2026 11:21