

## 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

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 Cl 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 Cl 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