

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	1 Bellfield Drive, Lysterfield Vic 3156
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Indicative selling price

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

Range between	\$790,000	&	\$865,000
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Median sale price

Median price	\$1,476,500	Property Type	House	Suburb	Lysterfield
Period - From	10/06/2025	to	09/06/2026	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		
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:	10/06/2026 09:02
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