

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

3 Marmont Place, Lysterfield Vic 3156

Indicative selling price

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

Range between

\$950,000

&

\$1,030,000

Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Lysterfield

Period - From

20/05/2025

to

19/05/2026

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	6 Fernlea Av ROWVILLE 3178	\$1,080,000	08/04/2026
2	117 Murrindal Dr ROWVILLE 3178	\$971,000	14/02/2026
3	40 Lakesfield Dr LYSTERFIELD 3156	\$1,051,000	10/02/2026

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:

20/05/2026 16:47



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$950,000 - \$1,030,000

Median House Price

20/05/2025 - 19/05/2026: \$1,450,000

Comparable Properties



6 Fernlea Av ROWVILLE 3178 (REI)

Agent Comments

3 2 2

Price: \$1,080,000

Method: Private Sale

Date: 08/04/2026

Property Type: House



117 Murrindal Dr ROWVILLE 3178 (REI/VG)

Agent Comments

3 2 2

Price: \$971,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 709 sqm approx



40 Lakesfield Dr LYSTERFIELD 3156 (REI/VG)

Agent Comments

3 2 2

Price: \$1,051,000

Method: Private Sale

Date: 10/02/2026

Property Type: House

Land Size: 653 sqm approx