

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: 7 Oakridge Close Lysterfield South VIC 3156

Indicative selling price

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

Price range [\\$2,000,000 to \\$2,200,000](#)

Median sale price

Median Price: \$1,805,000

Property Type: House

Suburb: Lysterfield South VIC 3156

Period From: June 2025

Source: RP Data – Core Logic

Comparable property sales

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: **10th June 2025**