

# Harcourts Rowville

## 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: **58 Churchill Park Drive 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)

**Price range** **\$1,500,000 to \$1,600,000**

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#### **Median sale price**

Median Price: **\$1,932,500**  
Property Type: **House**  
Suburb: **Lysterfield South VIC 3156**  
Period From: **October 2025**  
Source: **RP Data – Cotality Data**

#### **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: **11<sup>th</sup> September 2025**