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	10 Rathgar Road, Lysterfield Vic 3156

Indicative selling price

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

Single price $1,895,000

Median sale price

Median price $1,345,000 Property Type House Suburb Lysterfield

Period - From 08/01/2024 to 07/01/2025 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	1 Carrera Cl LYSTERFIELD 3156	$2,060,000	04/11/2024
2	8 Josephine Cl ROWVILLE 3178	$1,360,000	26/10/2024
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: 08/01/2025 08:27

FLETCHERS



5 3 2

Rooms: 10
Property Type: House (Res)
Land Size: 4001 sqm approx

Agent Comments

Indicative Selling Price
$1,895,000
Median House Price
08/01/2024 - 07/01/2025: $1,345,000

Comparable Properties



1 Carrera Cl LYSTERFIELD 3156 (REI)

5 2 4

Price: $2,060,000
Method: Private Sale
Date: 04/11/2024
Property Type: House
Land Size: 1791 sqm approx

Agent Comments



8 Josephine Cl ROWVILLE 3178 (REI)

5 2 2

Price: $1,360,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House
Land Size: 1489 sqm approx

Agent Comments

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.

Account - Fletchers | P: 9836 2222 | F: 9836 9822

REIV THE DIFFERENCE | propertydata .com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Fletchers
PH: 9836 2222
FAX: 9836 9822
Generated: 08/01/2025

FLETCHERS

DATES :	08/07/2024 and 08/01/2025
PROPERTY TYPE :	All Property Types
SALE TYPE :	Auction Sale, Sold Before Auction, Sold After Auction, Private Sale, Expression of Interest, Sale by Tender, Sale
PRICE :	
STREET NUMBER :	10
STREET :	RATHGAR
STREET TYPE :	(ANY)
SUBURB :	LYSTERFIELD
DATA SOURCE :	REI and VG/Gov
LAND AREA :	Greater than 1000 sqm
SURROUNDING AREA :	2km
BEDROOMS :	4 and 5
RETURNED :	7

Results

4B Lords Ct LYSTERFIELD 3156

PRICE :	$3,960,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	11/12/2024	ROOF :	
METHOD :	Private Sale	BEDROOMS :	5
SETTLEMENT DATE :		BATHROOMS :	5
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Knox	CARPARKS :	4
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	1,224
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED:	No



COMMENTS : Expression of Interest Closing Monday 9th December 5:00 pm - Unless Sold Prior! An expression of architectural brilliance on the peaceful footsteps of the Dandenong Ranges, indulge in a privileged family lifestyle in a prized top-of-the-court setting with this high-spec luxury home. Set against a breathtaking backdrop of rolling hills on a fully landscaped 1,224sqm (approx.) lifestyle block, this celebration of high-end living successfully blends cutting-edge design with an innovative floorplan enhanced with a three-stop lift that effortlessly connects all three levels for ease of living. Offering 87.5sq (approx.) of unfettered luxury with a spectacular resort swimming pool precinct, this lavishly styled and quality-packed family sanctuary enjoys the convenience of four separate living areas, along with a poolside Cabana (with Fisher and Paykel Pyro Oven, bar fridge, gas mains BBQ and pizza oven, TV and bi-fold pocket doors), home office and five generous-sized bedrooms, all of which are privately zoned upstairs and boast an individual luxury ensuite. The bold and glamorous character of the show-stopping open-plan living epitomises the carefully considered nature of the home, delighting with its brilliant sense of open space, scenic backdrop, gas fireplace and feature-packed entertainer's kitchen. Swathes of glass frame views of the surrounding landscape and manicured grounds, and rather than enjoying the peaceful outlook from the fireside formal living and open-plan living areas, venture outside and enjoy a front row view whilst sipping on a cocktail in the state-of-the-art fully-tiled swimming pool or spa. An 11-seater theatre room is consistent with the property's desire for no-expense-spared resort-inspired recreation, while a large play area upstairs allows the kids to play their games without disturbing other members of the household. But you shouldn't worry about the family spending too much time in front of a screen; an equipped gym room plus a floodlit outdoor basketball court with non-slip Rebound Ace surface is sure to promote a fit and active lifestyle. Built to a superior standard with so much detail, extraordinary features and high-end finishes, this remarkable residence offers an elite living experience with its solid construction, 8.1kW solar power system, commercial-grade double-glazed windows, reverse-cycle air-conditioning/heating, hydronic heating, Clipsal C-Bus lighting control, alarm, three-phase power to the garage and basement, three electric car charger isolation points, spa bathroom and so much more.

propertydata.com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

1 Carrera Cl LYSTERFIELD 3156



PRICE :	$2,060,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	04/11/2024	ROOF :	
METHOD :	Private Sale	BEDROOMS :	5
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Knox	CARPARKS :	4
PARISH :		STOREYS :	
MAP REF :	74 A 12	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	1,791
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED:	No

COMMENTS : Welcome to your dream home, where luxury meets functionality in this exquisite custom-built, single-story residence located in an elevated position of the prestigious Carrington estate. Set on an expansive 1791m, this lifestyle property boasts charming street appeal, premium craftsmanship, and a thoughtful design that effortlessly blends indoor and outdoor living. High 9-foot ceilings, polished hardwood floors and elegant finishes grace the outstanding and spacious floor plan that offers a superb mix of open plan and zoned living. With 5 king sized bedrooms and 2 elegantly appointed bathrooms, this home offers plenty of space for families or those who love to entertain. The master suite is a private sanctuary, featuring a walk-in robe, mirrored wardrobes, and twin vanity ensuite. Three additional zoned bedrooms include walk-in robes and ceiling fans, ensuring comfort and convenience, and a large study is ideally positioned for your home office or fifth bedroom option. Designed for effortless living, with three spacious living zones, including a formal lounge with a cozy open fire, an elegant dining room and a great size rumpus/games room. The central kitchen is a chef's dream, boasting stunning Blackwood cabinetry, ample bench space, walk-in pantry and full suite of premium appliances. The open-plan family room seamlessly connects to the outdoor alfresco through bifold doors, perfect for indoor-outdoor entertaining. This outdoor sanctuary is truly a highlight with a party sized alfresco offering a BBQ kitchen, bar fridge, built-in seating, an open fireplace set in a feature stone wall and overhead heaters, fans, and bistro shade blinds for year round enjoyment. The elevated spotted gum deck enjoys breathtaking sunsets and overlooks a solar-heated pool and vast rear lawn. A huge 4-car garage with attic storage is perfect for car enthusiasts, a circular driveway adds convenience and extra parking and double gates provide rear access to securely store a caravan. With features like ducted heating, split-system air conditioning, ducted vacuum, CCTV and even a fire safety system, this home delivers comfort and peace of mind. Perfectly located just steps from parkland, public and private school bus services and an easy commute to shopping centers and freeway access, this property is not just a home, but a lifestyle. Proudly marketed by Barry Plant Rowville - 9753 2828

8 Josephine Cl ROWVILLE 3178



PRICE :	$1,360,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	26/10/2024	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	5
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Knox	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	73 H 10	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	1,489
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED:	No

COMMENTS : THE PROPERTY Nestled in the bowl of a quiet cul-de-sac on a substantial 1490 sq m approx. block, this architecturally designed four-bedroom residence offers a dream lifestyle for families. Exceptionally spacious with multiple living areas throughout, the home welcomes you inside with a spacious entryway leading through to the fireside formal lounge highlighted by a corner bar. Flowing through to the central living zone and dining zone, wall-to-wall windows frame views of the immaculate backyard, with glass doors opening up to reveal a covered alfresco, ideal for entertaining. Connoisseur's will delight in the huge wraparound kitchen flaunting stone benchtops, waterfall island bench and premium appliances including an integrated microwave. Further versatile space can be found in the adjoined family room, which rests alongside the expansive main bedroom complete with walk-in robe and lavish ensuite, while three further robed bedrooms and the family bathroom are positioned in a separate wing. THE FEATURES - Spacious four-bedroom, two-bathroom family home - Multiple living areas & huge wraparound kitchen - Luxe main bedroom includes walk-in robe & ensuite - Three further bedrooms with BIRs share family bathroom - Alfresco overlooking backyard framed by trees for privacy - Ducted heating & cooling for all-seasons comfort - Large laundry & double garage with internal & rear access THE LOCATION Ideally located in a family-focused neighbourhood, just a short walk to both Lysterfield and Karoo primary schools, with an array of parkland and walking trails nearby at Koolamara Waters, and within easy reach of Rowville Lakes Village, Stud Park and Wellington Village shops and cafes. Onsite Auction Saturday 26th of October at 12:30 pm

propertydata .com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

17 Rosewood Blvd LYSTERFIELD 3156



PRICE :	$2,315,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	17/10/2024	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	5
SETTLEMENT DATE :		BATHROOMS :	3
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Knox	CARPARKS :	6
PARISH :		STOREYS :	
MAP REF :	82 K 1	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	1,352
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED:	No

COMMENTS : Step into a world of refined luxury where every detail has been meticulously crafted to perfection. 17 Rosewood Boulevard is a grand oasis nestled in the prestigious Carrington Estate, in the heart of Lysterfield. Set on a generous 1,352 square meters, this 4-bedroom, 3-bathroom home offers a spacious, light-filled haven for all to enjoy. From its charming cottage-style facade, the home exudes character. With ample parking in the driveway or the six-car garage, it caters perfectly to large families, entertainers, or car enthusiasts. The grand entrance spans the length of the entire home, ensuring a seamless flow throughout. The master bedroom is a true retreat, featuring a large walk-in robe and a luxurious ensuite complete with a hidden toilet, oversized shower, relaxing bath, and double vanity for added convenience. Opposite the master, a grand theater room provides the perfect setting for movie nights or could serve as a fifth guest bedroom thanks to its adjoining ensuite. The formal living and dining space boasts high ceilings and plenty of natural light through large windows overlooking the pool area, with two doors leading to a secluded deck. The open-plan kitchen, meals, and family area will captivate you, featuring stunning stone benchtops, a breakfast bar for casual dining, a gas cooktop, an electric oven, and a built-in coffee machine. This elegant space flows effortlessly into the alfresco area with hardwood decking and a built-in outdoor kitchen. A hallway off the main living area leads to two more oversized bedrooms, a laundry, separate WC, main bathroom, and a fourth living space in the form of a rumpus room. Outside, a putting green, expansive lawn, and manicured gardens offer the perfect year-round outdoor space away from the pool. The centerpiece is the stunning waterfall cascading into the large pool and spa area, featuring beautiful blue water and shimmering tiles, a visual delight all year round. With ample space for lounge chairs and outdoor dining, family BBQs and gatherings will be the highlight. Features: - 4 Bedrooms - 3 bathrooms - Theater - Rumpus - Formal living and dining - Open plan kitchen meals and family - Breakfast bar - Stone benchtops - Gas cooktop and electric oven - Built-in coffee machine - High ceilings - Ceiling fans, split systems and ducted heating - Large outdoor alfresco for entertaining - Solar heated pool with water feature - Hardwood flooring throughout living areas - Laundry - Separate WC - 6 Car garage Location: Located in the prestigious Carrington Estate, this home is ideally positioned near a range of schools, including Lysterfield Primary, Karoo Primary, Rowville Secondary College, and Park Ridge Primary, making it perfect for families. Shopping options are plentiful, with Wellington Village, Stud Park, Mountain Gate Shopping Centre, and Westfield Knox all nearby. Outdoor enthusiasts will appreciate the abundance of parklands, including the scenic Dandenong Ranges, the Retarding Basin, and Churchill Park. Onsite Auction Thursday 17th October at 7pm

26 Rosewood Blvd LYSTERFIELD 3156



PRICE :	$1,850,750	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	26/08/2024	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :	22/11/2024	BATHROOMS :	2
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Knox	CARPARKS :	2
PARISH :	Narree Worran	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :	79	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	1,421
PLAN NUM/REF :	PS405904	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED:	Yes

COMMENTS : Sale by SET DATE 03/09/2024 at 6pm (unless sold prior) Situated in the prestigious Carrington Estate and occupying an enviable position with an attractive street frontage, sits this good-sized residence with modern luxuries you desire. Offering four living spaces this home is large enough to accommodate larger families and showcases features such as a stunning modern kitchen with stone benchtops, Bosch oven & dishwasher and hydro tap with instant boiling & chilled water all of which overlooks an enormous meals and family room area. Other living areas include a separate rumpus room, formal lounge and dining all on the lower level plus a kids retreat upstairs. Further upstairs enjoy four bedrooms including a master suite with renovated ensuite including dual vanity & walk in robe, plus a second updated bathroom for the rest of the family. Outside enjoy a big entertaining area overlooking a good-sized and flat rear yard and solar heated in-ground swimming pool with frameless fencing. Other features making this home desirable include a big circular driveway to accommodate extra car parking off street, parking for a big boat or caravan behind gates down the side of the home, evaporative & split system cooling, ducted heating, spotted gum floors, work from home study area, internal access to home from garage and rear roller door access from garage to store small trailers. This is an exceptional living experience in one of the finest locations. Proudly marketed by Barry Plant Rowville - 9753 2828

propertydata .com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

206 Murrindal Dr ROWVILLE 3178



PRICE :	$1,554,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	01/08/2024	ROOF :	
METHOD :	Sale	BEDROOMS :	4
SETTLEMENT DATE :	06/09/2024	BATHROOMS :	
PROPERTY TYPE :	Retail - Mixed Use (Unspecified)	ROOMS :	
MUNICIPALITY :	Knox	CARPARKS :	
PARISH :	Narree Worran	STOREYS :	
MAP REF :	73 F 9	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	367	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	1,217
PLAN NUM/REF :	LP221995	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED:	No

COMMENTS :

206 Murrindal Dr ROWVILLE 3178



PRICE :	$1,480,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	01/08/2024	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Knox	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	73 F 9	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	1,216
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED:	No

COMMENTS : Welcome to a rare and lucrative development opportunity in the heart of Rowville. This expansive property, set on approximately 1216m2, boasts an existing house with additional commercial potential, making it a prime investment for developers and business owners alike. The main residence features three spacious bedrooms, one bathroom, and an additional toilet for convenience. A separate study provides a dedicated workspace, while the laundry area ensures practicality for everyday living. The property also includes a double lock-up garage, offering ample storage and security for vehicles. Situated on a corner block with NRZ4 zoning, this site includes a commercial space of approximately 287m2, complemented by 12 dedicated car spaces in addition to the double garage. This unique setup makes it ideal for those looking to capitalise on mixed-use development potential. The property is in fantastic original condition, showcasing a classic brick veneer build. Its prime location opposite Karoo Primary School and within walking distance to Waterford Valley Golf Course, local parks, and reserves, enhances its appeal. The site's street frontage and accessibility further add to its desirability. This development site is perfect for visionary developers aiming to create a thriving residential and commercial hub. The ample space, strategic location, and existing amenities offer endless possibilities for future growth and profitability. Don't miss out on this exceptional opportunity to invest in a property with vast potential in one of Rowville's most sought-after areas. Contact us today to explore the possibilities at 206 Murrindal Drive, Rowville. Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained in this document is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence checklist provided by Consumer Affairs. Click on the link for a copy of the due diligence checklist from Consumer Affairs. http://www.consumer.vic.gov.au/duediligencechecklist

The image(s) and information you are viewing is produced by cross-referencing images and data supplied by third parties. We give no warranty that the image, information or cross-referencing is accurate or complete. All warranties are expressly excluded to the fullest extent permitted by law. Our liability to you is limited to the re-supply of the image and information or the cost of the re-supply, at our option.

propertydata .com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.