

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

21 Fortune Avenue, Lilydale Vic 3140

Indicative selling price

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

Range between

\$690,000

&

\$740,000

Median sale price

Median price

\$915,000

Property Type

House

Suburb

Lilydale

Period - From

01/10/2024

to

31/12/2024

Source

REIV

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	302 Swansea Rd MOUNT EVELYN 3796	\$731,000	10/09/2024
2	37 North Rd LILYDALE 3140	\$740,000	28/08/2024
3	19 Rangeview Rd MOUNT EVELYN 3796	\$740,000	12/08/2024

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:

11/02/2025 14:18



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$690,000 - \$740,000

Median House Price

December quarter 2024: \$915,000

Comparable Properties



302 Swansea Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

3 2 2

Price: \$731,000

Method: Private Sale

Date: 10/09/2024

Property Type: House

Land Size: 761 sqm approx



37 North Rd LILYDALE 3140 (REI/VG)

Agent Comments

3 2 2

Price: \$740,000

Method: Private Sale

Date: 28/08/2024

Property Type: House

Land Size: 874 sqm approx



19 Rangeview Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

3 1 2

Price: \$740,000

Method: Private Sale

Date: 12/08/2024

Property Type: House

Land Size: 892 sqm approx

Account - Barry Plant | P: 03 9735 3300