Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	21 Fortune Avenue, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between \$690,000	&	\$740,000
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Median sale price

Median price	\$915,000	Pro	perty 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

	aress of comparable property	1 1100	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



Date of sale







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)

Price: \$731,000 Method: Private Sale Date: 10/09/2024 Property Type: House Land Size: 761 sqm approx **Agent Comments**



37 North Rd LILYDALE 3140 (REI/VG)

Agent Comments

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)

Price: \$740,000 Method: Private Sale Date: 12/08/2024 Property Type: House Land Size: 892 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9735 3300





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