

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 \$700,000 & \$750,000

Median sale price

Median price \$900,000 Property Type House Suburb Lilydale

Period - From 01/10/2023 to 30/09/2024 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	8 Themeda PI LILYDALE 3140	\$750,000	15/01/2025
2	10 Harvey St MOUNT EVELYN 3796	\$745,000	20/09/2024
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: 16/01/2025 16:03



3 1 1

Rooms: 4
Property Type: House
Land Size: 414 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
Year ending September 2024: \$900,000

Comparable Properties



8 Themeda PI LILYDALE 3140 (REI)

[Agent Comments](#)

3 2 2

Price: \$750,000
Method: Private Sale
Date: 15/01/2025
Property Type: House
Land Size: 345 sqm approx



10 Harvey St MOUNT EVELYN 3796 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$745,000
Method: Private Sale
Date: 20/09/2024
Property Type: House
Land Size: 881 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