

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

13 Achilles Court, Lilydale Vic 3140

Indicative selling price

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

Range between \$750,000 & \$790,000

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	94 Cave Hill Rd LILYDALE 3140	\$801,000	23/12/2024
2	119 Nelson Rd LILYDALE 3140	\$720,000	19/11/2024
3	4 Achilles Ct LILYDALE 3140	\$822,000	16/10/2024

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:

19/02/2025 15:36



Property Type: House (Previously Occupied - Detached)
Land Size: 902 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$790,000
Median House Price
 December quarter 2024: \$915,000

Comparable Properties



94 Cave Hill Rd LILYDALE 3140 (REI)

Agent Comments



Price: \$801,000
Method: Private Sale
Date: 23/12/2024
Property Type: House
Land Size: 870 sqm approx



119 Nelson Rd LILYDALE 3140 (REI)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 19/11/2024
Property Type: House
Land Size: 866 sqm approx



4 Achilles Ct LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$822,000
Method: Private Sale
Date: 16/10/2024
Property Type: House
Land Size: 866 sqm approx

Account - Barry Plant | P: 03 9735 3300