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

74 Kingsburgh Lane, Lilydale Vic 3140

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	en \$1,400,000		&		\$1,500,000				
Median sale price									
Median price	\$915,000	Pro	operty Type	Hou	se		Suburb	Lilydale	
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale	
1	48 Botanica Dr CHIRNSIDE PARK 3116	\$1,425,000	30/11/2024	
2	53 Sherwood Rd CHIRNSIDE PARK 3116	\$1,500,000	22/10/2024	
3	1 Wotan Ct LILYDALE 3140	\$1,365,000	26/08/2024	

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:

13/02/2025 09:20









Property Type: Land Land Size: 749 sqm approx Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price December quarter 2024: \$915,000

Comparable Properties

48 Botanica Dr CHIRNSIDE PARK 3116 (REI) 4 2 3 Price: \$1,425,000 Method: Private Sale Date: 30/11/2024 Property Type: House (Res) Land Size: 648 sqm approx	Agent Comments
53 Sherwood Rd CHIRNSIDE PARK 3116 (REI/VG) 4 2 3 Price: \$1,500,000 Method: Private Sale Date: 22/10/2024 Property Type: House (Res) Land Size: 686 sqm approx	Agent Comments
1 Wotan Ct LILYDALE 3140 (REI/VG) 5 5 3 Price: \$1,365,000 Method: Private Sale Date: 26/08/2024 Property Type: House (Res) Land Size: 720 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9735 3300



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 (Ch). 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.