

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

2 ANTONIO CLOSE MOUNT EVELYN VIC 3796

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,500

Property type

House

Suburb

Mount Evelyn

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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 6 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

9 TANIKA COURT LILYDALE VIC 3140	\$1,100,000	22-Sep-25
8 TANGERMERE PLACE LILYDALE VIC 3140	\$1,148,000	02-Nov-25
5 WARATAH COURT LILYDALE VIC 3140	\$1,175,000	14-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 12 January 2026

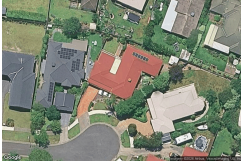


9 TANIKKA COURT LILYDALE VIC 3140

 4  2  2

Sold Price **\$1,100,000** Sold Date **22-Sep-25**

Distance **1.36km**



8 TANGERMERE PLACE LILYDALE VIC 3140

 4  2  2

Sold Price ^{RS} **\$1,148,000** Sold Date **02-Nov-25**

Distance **1.05km**



5 WARATAH COURT LILYDALE VIC 3140

 4  2  2

Sold Price **\$1,175,000** Sold Date **14-Aug-25**

Distance **1.95km**

RS = Recent sale **UN** = Undisclosed Sale

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