

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

25 Nimblefoot Way, Lilydale Vic 3140

Indicative selling price

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

Range between \$980,000

&

\$1,050,000

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	26 Nimblefoot Way LILYDALE 3140	\$1,020,000	28/11/2024
2	112 The Gateway LILYDALE 3140	\$1,010,000	08/11/2024
3	11 Arwon Ct LILYDALE 3140	\$995,000	01/11/2024

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:

19/03/2025 15:24



4 bedrooms 2 bathrooms 2 cars

Property Type: House (Res)
Land Size: 659 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,050,000
Median House Price
December quarter 2024: \$915,000

Comparable Properties



26 Nimblefoot Way LILYDALE 3140 (REI/VG)

Agent Comments

4 bedrooms 2 bathrooms 2 cars

Price: \$1,020,000
Method: Private Sale
Date: 28/11/2024
Property Type: House
Land Size: 709 sqm approx



112 The Gateway LILYDALE 3140 (REI/VG)

Agent Comments

4 bedrooms 2 bathrooms 2 cars

Price: \$1,010,000
Method: Private Sale
Date: 08/11/2024
Property Type: House
Land Size: 786 sqm approx



11 Arwon Ct LILYDALE 3140 (REI/VG)

Agent Comments

4 bedrooms 2 bathrooms 1 car

Price: \$995,000
Method: Private Sale
Date: 01/11/2024
Property Type: House (Res)
Land Size: 662 sqm approx