

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

40 Trafalgar Crescent, 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

\$973,000

Property Type

House

Suburb

Lilydale

Period - From

01/04/2025

to

30/06/2025

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	127 Nelson Rd LILYDALE 3140	\$775,000	16/05/2025
2	31 Trafalgar Cr LILYDALE 3140	\$695,000	30/04/2025
3	3 Ryrie Ct LILYDALE 3140	\$730,000	22/04/2025

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:

01/10/2025 16:52



 3  1  2

Property Type: House
Land Size: 1236 sqm approx
Agent Comments

Indicative Selling Price
 \$700,000 - \$750,000
Median House Price
 June quarter 2025: \$973,000

Comparable Properties



127 Nelson Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  4

Price: \$775,000
Method: Private Sale
Date: 16/05/2025
Property Type: House
Land Size: 860 sqm approx

31 Trafalgar Cr LILYDALE 3140 (VG)

Agent Comments

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Price: \$695,000
Method: Sale
Date: 30/04/2025
Property Type: House (Res)
Land Size: 971 sqm approx



3 Ryrie Ct LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  1

Price: \$730,000
Method: Private Sale
Date: 22/04/2025
Property Type: House
Land Size: 1127 sqm approx

Account - Barry Plant | P: 03 9735 3300