

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

414 Swansea Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,080,000

&

\$1,160,000

Median sale price

Median price \$890,000

Property Type House

Suburb Lilydale

Period - From 01/07/2025

to

30/09/2025

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	11 Bristol Cr LILYDALE 3140	\$1,150,000	14/10/2025
2	4 Reece Ct LILYDALE 3140	\$1,140,000	30/09/2025
3	9 Tanikka Ct LILYDALE 3140	\$1,100,000	22/09/2025

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:

20/11/2025 10:14



 4  3  2

Rooms: 5
Property Type: House
Land Size: 1302 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,080,000 - \$1,160,000
Median House Price
 September quarter 2025: \$890,000

Comparable Properties



11 Bristol Cr LILYDALE 3140 (REI)

Agent Comments

 4  3  2

Price: \$1,150,000
Method: Private Sale
Date: 14/10/2025
Property Type: House (Res)
Land Size: 880 sqm approx



4 Reece Ct LILYDALE 3140 (REI)

Agent Comments

 4  2  2

Price: \$1,140,000
Method: Private Sale
Date: 30/09/2025
Property Type: House (Res)



9 Tanikka Ct LILYDALE 3140 (REI)

Agent Comments

 4  2  2

Price: \$1,100,000
Method: Private Sale
Date: 22/09/2025
Property Type: House (Res)
Land Size: 645 sqm approx

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