

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

57 Botanica Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$670,000

&

\$730,000

Median sale price

Median price

\$700,750

Property Type

Unit

Suburb

Chirnside Park

Period - From

01/01/2024

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	116 Victoria Rd LILYDALE 3140	\$730,000	08/03/2025
2	12/17 McComb St LILYDALE 3140	\$700,000	06/03/2025
3	53 Beresford Rd LILYDALE 3140	\$730,000	29/01/2025

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:

01/04/2025 12:24



3 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$670,000 - \$730,000
Median Unit Price
Year ending December 2024: \$700,750

Comparable Properties



116 Victoria Rd LILYDALE 3140 (REI)

Agent Comments

3 2 2

Price: \$730,000
Method: Private Sale
Date: 08/03/2025
Property Type: Unit



12/17 Mccomb St LILYDALE 3140 (REI)

Agent Comments

3 2 2

Price: \$700,000
Method: Private Sale
Date: 06/03/2025
Property Type: House



53 Beresford Rd LILYDALE 3140 (REI/VG)

Agent Comments

3 1 2

Price: \$730,000
Method: Private Sale
Date: 29/01/2025
Property Type: House
Land Size: 416 sqm approx

Account - Barry Plant | P: 03 9735 3300



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