

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

6 The Circuit, Lilydale Vic 3140

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$900,000

Property Type House

Suburb Lilydale

Period - From 01/10/2023

to 30/09/2024

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	107 Lakeview Dr LILYDALE 3140	\$900,000	18/12/2024
2	32 Autumn Gr MOOROOLBARK 3138	\$890,000	14/10/2024
3	11 Meadowvale Ct LILYDALE 3140	\$865,000	19/09/2024

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:

16/01/2025 14:15



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Property Type: House
Land Size: 651 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
Year ending September 2024: \$900,000

Comparable Properties



107 Lakeview Dr LILYDALE 3140 (REI)

Agent Comments

 3  2  1

Price: \$900,000
Method: Private Sale
Date: 18/12/2024
Property Type: House
Land Size: 870 sqm approx



32 Autumn Gr MOOROOLBARK 3138 (VG)

Agent Comments

 4  -  -

Price: \$890,000
Method: Sale
Date: 14/10/2024
Property Type: House (Res)



11 Meadowvale Ct LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

Price: \$865,000
Method: Private Sale
Date: 19/09/2024
Property Type: House
Land Size: 949 sqm approx