

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

74 Kingsburgh Lane, Lilydale Vic 3140

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

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.

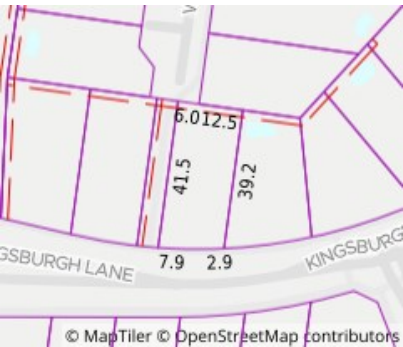
	Address of comparable property	Price	Date of sale
1	48 Botanica Dr CHIRNSIDE PARK 3116	\$1,425,000	30/11/2024
2	53 Sherwood Rd CHIRNSIDE PARK 3116	\$1,500,000	22/10/2024
3	1 Wotan Ct LILYDALE 3140	\$1,365,000	26/08/2024

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:

13/02/2025 09:20



Property Type: Land
Land Size: 749 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
December quarter 2024: \$915,000

Comparable Properties



48 Botanica Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$1,425,000
Method: Private Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 648 sqm approx



53 Sherwood Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$1,500,000
Method: Private Sale
Date: 22/10/2024
Property Type: House (Res)
Land Size: 686 sqm approx



1 Wotan Ct LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$1,365,000
Method: Private Sale
Date: 26/08/2024
Property Type: House (Res)
Land Size: 720 sqm approx