

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 9 Trafalgar Crescent, Lilydale Vic 3140

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$877,500 Property Type House Suburb Lilydale

Period - From 01/05/2024 to 30/04/2025 Source Property Data

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	3 Ryrie Ct LILYDALE 3140	\$730,000	22/04/2025
2	119 Nelson Rd LILYDALE 3140	\$720,000	19/11/2024
3	13 Marana CI LILYDALE 3140	\$765,000	04/11/2024

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: 01/05/2025 10:19



Property Type: House (Previously Occupied - Detached)
Land Size: 940 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 01/05/2024 - 30/04/2025: \$877,500

Comparable Properties



3 Ryrie Ct LILYDALE 3140 (REI)

Agent Comments



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



119 Nelson Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 19/11/2024
Property Type: House
Land Size: 866 sqm approx



13 Marana Ct LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$765,000
Method: Private Sale
Date: 04/11/2024
Property Type: House
Land Size: 859 sqm approx

Account - Barry Plant | P: 03 9735 3300