

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

97 The Gateway, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$973,000

Property Type House

Suburb Lilydale

Period - From 01/04/2025

to

30/06/2025

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	24 Arwon Ct LILYDALE 3140	\$1,075,000	09/08/2025
2	6 Mentor Gr LILYDALE 3140	\$1,105,000	03/07/2025
3	10 Kingsburgh La LILYDALE 3140	\$1,050,000	25/05/2025

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:

03/09/2025 11:32



 4  2  3

Property Type: House

Land Size: 769 sqm approx

Agent Comments

Comparable Properties



24 Arwon Ct LILYDALE 3140 (REI)

Agent Comments

 4  2  2

Price: \$1,075,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)

Land Size: 654 sqm approx



6 Mentor Gr LILYDALE 3140 (REI)

Agent Comments

 4  2  2

Price: \$1,105,000

Method: Private Sale

Date: 03/07/2025

Property Type: House

Land Size: 726 sqm approx



10 Kingsburgh La LILYDALE 3140 (REI)

Agent Comments

 4  2  2

Price: \$1,050,000

Method: Private Sale

Date: 25/05/2025

Property Type: House

Land Size: 730 sqm approx