Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	13 Lilkenday Avenue, Indented Head Vic 3223

Indicative selling price

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

Range between $890,000 & $975,000

Median sale price

Median price $710,000 Property Type House Suburb Indented Head

Period - From 01/10/2024 to 30/09/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	17 Cairnes St INDENTED HEAD 3223	$1,010,000	15/11/2025
2	27 Henderson St INDENTED HEAD 3223	$825,000	13/04/2025
3	9 Gregory Ct INDENTED HEAD 3223	$830,000	09/04/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 02/12/2025 14:16

13 Lilkenday Avenue, Indented Head Vic 3223

FLETCHERS



3 1 2

Rooms: 4
Property Type: House
Land Size: 669 sqm approx

Agent Comments

Indicative Selling Price
$890,000 - $975,000
Median House Price
Year ending September 2025: $710,000

Comparable Properties



17 Cairnes St INDENTED HEAD 3223 (REI/VG)

3 2 2

Price: $1,010,000
Method: Private Sale
Date: 15/11/2025
Property Type: House
Land Size: 778 sqm approx

Agent Comments



27 Henderson St INDENTED HEAD 3223 (REI/VG)

4 3 3

Price: $825,000
Method: Private Sale
Date: 13/04/2025
Property Type: House
Land Size: 617 sqm approx

Agent Comments



9 Gregory Ct INDENTED HEAD 3223 (REI/VG)

4 2 6

Price: $830,000
Method: Private Sale
Date: 09/04/2025
Property Type: House
Land Size: 878 sqm approx

Agent Comments

Account - Fletchers | P: 03 5258 2833

REIV THE DIFFERENCE | propertydata.com.au

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