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<br>Including suburb and postcode | 31 Benito Court, Lilydale Vic 3140 |

## Indicative selling price

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

Range between $1,150,000 & $1,250,000

## Median sale price

Median price $867,500 Property Type House Suburb Lilydale

Period - From 01/01/2025 to 31/03/2025 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 | 19 Chester St LILYDALE 3140 | $1,090,000 | 10/04/2025 |
| 2 | 7 Locksley Rd CHIRNSIDE PARK 3116 | $1,375,000 | 21/03/2025 |
| 3 | | | |

**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: 23/06/2025 12:25

# 31 Benito Court, Lilydale Vic 3140



5 2 2

**Property Type:** House
**Land Size:** 703 sqm approx

Agent Comments

**Indicative Selling Price**
$1,150,000 - $1,250,000
**Median House Price**
March quarter 2025: $867,500

## Comparable Properties



**19 Chester St LILYDALE 3140 (REI/VG)**

4 2 3

**Price:** $1,090,000
**Method:** Private Sale
**Date:** 10/04/2025
**Property Type:** House
**Land Size:** 704 sqm approx

Agent Comments



**7 Locksley Rd CHIRNSIDE PARK 3116 (REI/VG)**

4 2 2

**Price:** $1,375,000
**Method:** Private Sale
**Date:** 21/03/2025
**Property Type:** House
**Land Size:** 681 sqm approx

Agent Comments

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.

**Account** - Jellis Craig | P: (03) 9908 5700

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