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 | 40 Trafalgar Crescent, Lilydale Vic 3140 |

## Indicative selling price

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

Range between $700,000 & $750,000

## 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 | 127 Nelson Rd LILYDALE 3140 | $775,000 | 16/05/2025 |
| 2 | 31 Trafalgar Cr LILYDALE 3140 | $695,000 | 30/04/2025 |
| 3 | 3 Ryrie Ct LILYDALE 3140 | $730,000 | 22/04/2025 |

**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: 01/10/2025 16:52

# 40 Trafalgar Crescent, Lilydale Vic 3140




3 1 2

**Property Type:** House
**Land Size:** 1236 sqm approx

Agent Comments

**Indicative Selling Price**
$700,000 - $750,000
**Median House Price**
June quarter 2025: $973,000

## Comparable Properties



**127 Nelson Rd LILYDALE 3140 (REI/VG)**

3 1 4

**Price:** $775,000
**Method:** Private Sale
**Date:** 16/05/2025
**Property Type:** House
**Land Size:** 860 sqm approx

Agent Comments

**31 Trafalgar Cr LILYDALE 3140 (VG)**

3 - -

**Price:** $695,000
**Method:** Sale
**Date:** 30/04/2025
**Property Type:** House (Res)
**Land Size:** 971 sqm approx

Agent Comments



**3 Ryrie Ct LILYDALE 3140 (REI/VG)**

3 1 1

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

Agent Comments

**Account** - Barry Plant | P: 03 9735 3300

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