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	6 Altair Court, Lilydale Vic 3140

Indicative selling price

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

Range between $790,000 & $840,000

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.

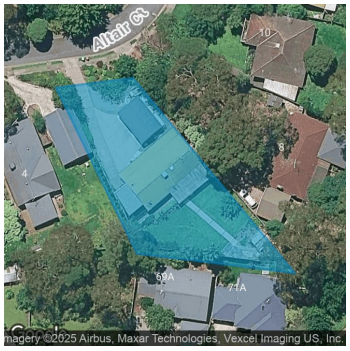
	Address of comparable property	Price	Date of sale
1	392 Swansea Rd LILYDALE 3140	$860,000	19/08/2025
2	50 Trafalgar Cr LILYDALE 3140	$819,000	13/08/2025
3	67 Queen Rd LILYDALE 3140	$863,000	05/08/2025

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 17:56

6 Altair Court, Lilydale Vic 3140



3 1 0

Rooms: 6
Property Type: House
Land Size: 1050 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $840,000
Median House Price
June quarter 2025: $973,000

Comparable Properties



392 Swansea Rd LILYDALE 3140 (REI)

3 1 4

Price: $860,000
Method: Private Sale
Date: 19/08/2025
Property Type: House
Land Size: 877 sqm approx

Agent Comments



50 Trafalgar Cr LILYDALE 3140 (REI/VG)

3 1 2

Price: $819,000
Method: Private Sale
Date: 13/08/2025
Property Type: House
Land Size: 1063 sqm approx

Agent Comments



67 Queen Rd LILYDALE 3140 (REI/VG)

3 1 2

Price: $863,000
Method: Private Sale
Date: 05/08/2025
Property Type: House
Land Size: 960 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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