

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

21a Fortune Avenue, Lilydale Vic 3140

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$889,000

Property Type

House

Suburb

Lilydale

Period - From

01/07/2024

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	2 Shevlin CI LILYDALE 3140	\$762,050	12/07/2025
2	4 Shevlin CI LILYDALE 3140	\$760,000	08/07/2025
3	5/5 Albert Rd LILYDALE 3140	\$752,000	17/05/2025

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:

28/08/2025 09:58



 3+  2  1

Property Type: House
Land Size: 403 sqm approx

Agent Comments

3 Bedroom plus study, rear home of two, Single carport approximately 6 years old.

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

Year ending June 2025: \$889,000

Comparable Properties



2 Shevlin CI LILYDALE 3140 (REI)

 3  2  2

Price: \$762,050
Method: Private Sale
Date: 12/07/2025
Property Type: House
Land Size: 306 sqm approx

Agent Comments



4 Shevlin CI LILYDALE 3140 (REI)

 3  2  2

Price: \$760,000
Method: Private Sale
Date: 08/07/2025
Property Type: House (Res)
Land Size: 303 sqm approx

Agent Comments



5/5 Albert Rd LILYDALE 3140 (REI/VG)

 3  2  2

Price: \$752,000
Method: Private Sale
Date: 17/05/2025
Property Type: Townhouse (Single)
Land Size: 257 sqm approx

Agent Comments