

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

9 Benito Court, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,250,000 & \$1,320,000

Median sale price

Median price \$900,000 Property Type House Suburb Lilydale

Period - From 25/02/2025 to 24/02/2026 Source Property Data

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	11 Columbia Blvd CHIRNSIDE PARK 3116	\$1,426,000	29/11/2025
2	6 Polaris Way CHIRNSIDE PARK 3116	\$1,190,000	14/11/2025
3	5 Bravo Ct LILYDALE 3140	\$1,220,000	07/10/2025

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:

25/02/2026 18:31



Property Type: Land
Land Size: 720 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,320,000
Median House Price
 25/02/2025 - 24/02/2026: \$900,000

Comparable Properties



11 Columbia Blvd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$1,426,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 746 sqm approx



6 Polaris Way CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$1,190,000
Method: Sold Before Auction
Date: 14/11/2025
Property Type: House (Res)
Land Size: 880 sqm approx



5 Bravo Ct LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$1,220,000
Method: Private Sale
Date: 07/10/2025
Property Type: House
Land Size: 958 sqm approx

Account - Barry Plant | P: 03 9735 3300