

# 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

47 Chester Street, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$890,000

### Median sale price

Median price \$903,500 Property Type House Suburb Lilydale

Period - From 29/04/2025 to 28/04/2026 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	143 Switchback Rd CHIRNSIDE PARK 3116	\$885,000	31/03/2026
2	2 Buggyride La CHIRNSIDE PARK 3116	\$860,000	30/12/2025
3	109 Victoria Rd CHIRNSIDE PARK 3116	\$857,000	30/10/2025

**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:

29/04/2026 14:39



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 720 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$850,000 - \$890,000  
**Median House Price**  
 29/04/2025 - 28/04/2026: \$903,500

## Comparable Properties



**143 Switchback Rd CHIRNSIDE PARK 3116 (REI)**

Agent Comments



**Price:** \$885,000  
**Method:** Private Sale  
**Date:** 31/03/2026  
**Property Type:** House  
**Land Size:** 864 sqm approx



**2 Buggyride La CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments



**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 30/12/2025  
**Property Type:** House  
**Land Size:** 856 sqm approx



**109 Victoria Rd CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments



**Price:** \$857,000  
**Method:** Private Sale  
**Date:** 30/10/2025  
**Property Type:** House (Res)  
**Land Size:** 864 sqm approx

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