

# 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

31 Benito Court, 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 \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$867,500

Property Type House

Suburb Lilydale

Period - From 01/01/2025

to

31/03/2025

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	7 Locksley Rd CHIRNSIDE PARK 3116	\$1,375,000	21/03/2025
2	68 Kingsburgh La LILYDALE 3140	\$1,350,000	16/03/2025
3	10 Haldane Cl CHIRNSIDE PARK 3116	\$1,300,000	10/02/2025

**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:

06/06/2025 15:11

31 Benito Court, Lilydale Vic 3140



Nicholas Walker

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**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

March quarter 2025: \$867,500



4 2 2

**Property Type:** House

**Land Size:** 703 sqm approx

**Agent Comments**

## Comparable Properties



**7 Locksley Rd CHIRNSIDE PARK 3116 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,375,000

**Method:** Private Sale

**Date:** 21/03/2025

**Property Type:** House

**Land Size:** 681 sqm approx



**68 Kingsburgh La LILYDALE 3140 (REI/VG)**

**Agent Comments**

5 2 2

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 16/03/2025

**Property Type:** House

**Land Size:** 796 sqm approx



**10 Haldane Ct CHIRNSIDE PARK 3116 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 10/02/2025

**Property Type:** House (Res)

**Account - Jellis Craig** | P: (03) 9908 5700



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