

# 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

3 Karita 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

\$880,000

&

\$960,000

### 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		
2		
3		

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:

07/05/2025 12:50

3 Karita Court, Lilydale Vic 3140

**Jellis  
Craig**

Jack Sammut

9870 6211

0433 503 408

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 3  1  2

**Property Type:** House

**Land Size:** 864 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$880,000 - \$960,000

**Median House Price**

March quarter 2025: \$867,500

## Comparable Properties

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.

**Account - Jellis Craig** | P: 03 9870 6211



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