

Nearby Comparable For Sale Properties

There are 3 properties selected within the radius of 1500.0m from the focus property. The lowest for sale price is \$1,299,000 and the highest for sale price is \$2,100,000 with a median sale price of \$1,750,000. Days listed ranges from 157 to 610 days with the average currently at 369 days for these selected properties.

644-662 ANAKIE RD, LOVELY BANKS 3213

UBD Ref: Melbourne - 617 J9
Distance from Property: 1.3km

 4  3  4



Property Type: House
Area: 1.5 ha
RPD: 2//PS612086

Features: BUILD YR: 2021

Current List Price: **\$1,750,000 - \$1,850,000**
First List Price: \$1,790,000 - \$1,890,000
Date Listed: 05/05/2025 Days Listed: 157 Days
Listed Price Change: **-2.2%**



225 MATTHEWS RD, LOVELY BANKS 3213

UBD Ref: Melbourne - 617 Q11
Distance from Property: 604m

 4  2  4



Property Type: House
Area: 2,576 m²
RPD: 22//PS337797

Features: LOWSET, BRICK AND TILE, ENSUITE, STUDY, AIR CONDITIONED, CLOSE TO SCHOOLS, COLONIAL, FULLY FENCED, SHED/S, IMPROVEMENTS: DISHWASHER,

Current List Price: **PLEASE CONTACT AGENT**
First List Price: PLEASE CONTACT AGENT
Date Listed: 31/10/2024 Days Listed: 342 Days
Listed Price Change:



LOVELY BANKS 3213

 4  1  2



Property Type: House
Area: 2.08 ha
RPD:

Features: FIRE PLACE, BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: DISHWASHER

Current List Price: **CONTACT AGENT**
First List Price: CONTACT AGENT
Date Listed: 06/02/2024 Days Listed: 610 Days
Listed Price Change:

20 VIEWBAY COURT, LOVELY BANKS, VIC 3213



Appraisal Price

This market analysis has been prepared on 08/10/2025 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$1,850,000 to \$1,950,000

Contact your agent for further information:

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