

## 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

139 HEREFORD ROAD, LILYDALE, VIC 3140


### Indicative selling price

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

Price Range: \$1,650,000 to \$1,750,000

### Median sale price

Median price \$893,750 Property type *House* Suburb Lilydale

Period - From 01/01/2024 to 31/12/2024 Source 

### Comparable property sales

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 LILY RD, LILYDALE, VIC 3140	\$1,841,555	23/10/2024
2) 13A WILLIAM RD, LILYDALE, VIC 3140	\$1,407,000	24/01/2025
3) 11 FRANCIS CRES, MOUNT EVELYN, VIC 3796	\$1,530,000	25/11/2024

This Statement of Information was prepared on: 25/02/2025