

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

27 Cunningham Road, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,100,000

&

\$1,200,000

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	10 Regal Tce MOOROOLBARK 3138	\$1,200,000	29/01/2025
2	17 Tudor Dr MOOROOLBARK 3138	\$1,115,000	17/01/2025
3	17 Chevalier Cr MOOROOLBARK 3138	\$1,200,000	28/10/2024

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:

16/04/2025 11:18



Property Type: Land
Land Size: 460 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
March quarter 2025: \$867,500

Comparable Properties



10 Regal Tce MOOROOLBARK 3138 (VG)

Agent Comments



Price: \$1,200,000
Method: Sale
Date: 29/01/2025
Property Type: House (Res)
Land Size: 536 sqm approx



17 Tudor Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$1,115,000
Method: Private Sale
Date: 17/01/2025
Property Type: House
Land Size: 660 sqm approx



17 Chevalier Cr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 28/10/2024
Property Type: House (Res)
Land Size: 860 sqm approx

Account - Barry Plant | P: 03 9735 3300



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