

# 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

2 Black Street, 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 \$690,000 & \$759,000

### Median sale price

Median price \$873,000 Property Type House Suburb Lilydale

Period - From 01/01/2024 to 31/12/2024 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	53 Beresford Rd LILYDALE 3140	\$730,000	29/01/2025
2	4 Penny La LILYDALE 3140	\$726,500	23/09/2024
3	44 Morokai Gr LILYDALE 3140	\$775,270	28/08/2024

**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:

06/02/2025 10:50



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 694 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$690,000 - \$759,000  
**Median House Price**  
Year ending December 2024: \$873,000

## Comparable Properties



53 Beresford Rd LILYDALE 3140 (REI)

Agent Comments



**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 29/01/2025  
**Property Type:** House  
**Land Size:** 416 sqm approx



4 Penny La LILYDALE 3140 (REI/VG)

Agent Comments



**Price:** \$726,500  
**Method:** Private Sale  
**Date:** 23/09/2024  
**Property Type:** Townhouse (Single)



44 Morokai Gr LILYDALE 3140 (REI/VG)

Agent Comments



**Price:** \$775,270  
**Method:** Private Sale  
**Date:** 28/08/2024  
**Property Type:** House  
**Land Size:** 864 sqm approx