

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

13/15 Albert Hill Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$535,000 & \$570,000

Median sale price

Median price \$605,000 Property Type Unit 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 | 3/10 Wilsons La LILYDALE 3140 | \$575,000 | 06/01/2025 |
| 2 | 8/19 McComb St LILYDALE 3140 | \$550,000 | 18/10/2024 |
| 3 | 3/6 Clyde St LILYDALE 3140 | \$565,000 | 15/08/2024 |

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: 05/02/2025 14:13



Property Type:
Agent Comments

Indicative Selling Price
\$535,000 - \$570,000
Median Unit Price
Year ending December 2024: \$605,000

Comparable Properties



3/10 Wilsons La LILYDALE 3140 (REI)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 06/01/2025
Property Type: Unit



8/19 McComb St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 18/10/2024
Property Type: Townhouse (Single)



3/6 Clyde St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 15/08/2024
Property Type: House (Res)