

# 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

24 Albert 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)

Range between \$700,000 & \$750,000

### 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	8 Albert Rd LILYDALE 3140	\$680,000	21/10/2024
2	37 North Rd LILYDALE 3140	\$740,000	28/08/2024
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:

30/01/2025 15:23



**Property Type:** House  
**Land Size:** 832 sqm approx

**Agent Comments**  
Home with Sub Division potential (STCA)

**Indicative Selling Price**  
\$700,000 - \$750,000  
**Median House Price**  
Year ending December 2024: \$873,000

## Comparable Properties



**8 Albert Rd LILYDALE 3140 (REI/VG)**



**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 21/10/2024  
**Property Type:** House  
**Land Size:** 438 sqm approx

**Agent Comments**

Neat & Tidy but on 1/2 block



**37 North Rd LILYDALE 3140 (REI/VG)**



**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 28/08/2024  
**Property Type:** House  
**Land Size:** 874 sqm approx

**Agent Comments**

Extra bathroom, but steep block



**44 Morokai Gr LILYDALE 3140 (REI/VG)**



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

**Agent Comments**

Neat and tidy, Flat block