

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

5/24 Maroondah Highway, Lilydale Vic 3140

Indicative selling price

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

Single price

\$549,950

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	3/13 Nicholas St LILYDALE 3140	\$565,000	04/03/2025
2	8 Longtown CI LILYDALE 3140	\$567,000	28/02/2025
3	2 Alanah CI LILYDALE 3140	\$560,000	19/02/2025

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:

23/04/2025 12:04



Property Type:
Agent Comments

Indicative Selling Price
\$549,950
Median House Price
March quarter 2025: \$867,500

Comparable Properties

3/13 Nicholas St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 04/03/2025
Property Type: Townhouse (Res)

8 Longtown CI LILYDALE 3140 (VG)

Agent Comments



Price: \$567,000
Method: Sale
Date: 28/02/2025
Property Type: House - Attached House N.E.C.

2 Alanah CI LILYDALE 3140 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 19/02/2025
Property Type: Townhouse (Single)

