

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

1/9 NORTH ROAD, LILYDALE, VIC 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range Between

\$630,000

&

\$670,000

Median sale price

Median price

\$612,200

Property type

Unit

Suburb

LILYDALE

Period - From

01/01/2024

to

31/12/2024

Source

The Pricefinder logo consists of a stylized house icon with a green roof and a blue base, followed by the word "pricefinder" in a lowercase, sans-serif font.

Comparable property sales

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:

18/03/2025