

# 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 8/24 Maroondah Highway, 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 \$635,000 & \$695,000

### Median sale price

Median price \$900,000 Property Type House Suburb Lilydale

Period - From 01/10/2023 to 30/09/2024 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 | 6 Kuro PI LILYDALE 3140        | \$677,500 | 06/11/2024   |
| 2 | 8 Arna Mews LILYDALE 3140      | \$690,000 | 17/10/2024   |
| 3 | 5 Arna Mews LILYDALE 3140      | \$695,000 | 11/10/2024   |

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: 09/01/2025 16:39



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$635,000 - \$695,000  
**Median House Price**  
Year ending September 2024: \$900,000

## Comparable Properties



**6 Kuro PI LILYDALE 3140 (REI/VG)**

Agent Comments



**Price:** \$677,500  
**Method:** Private Sale  
**Date:** 06/11/2024  
**Property Type:** House

**8 Arna Mews LILYDALE 3140 (VG)**

Agent Comments



**Price:** \$690,000  
**Method:** Sale  
**Date:** 17/10/2024  
**Property Type:** House (Res)  
**Land Size:** 147 sqm approx

**5 Arna Mews LILYDALE 3140 (VG)**

Agent Comments



**Price:** \$695,000  
**Method:** Sale  
**Date:** 11/10/2024  
**Property Type:** Flat/Unit/Apartment (Res)