

## 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

53 BERESFORD 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)

Price Range:

\$640,000

to

\$660,000

### Median sale price

Median price

\$975,000

Property type

House

Suburb

Lilydale

Period - From

01/10/2023

to

30/09/2024

Source



### Comparable property sales

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) 1 TUGUN RD, LILYDALE, VIC 3140	\$641,000	30/09/2024
2) 145 LANDSCAPE DR, MOOROOLBARK, VIC 3138	\$705,000	23/09/2024
3) 66 ROSEMAN RD, CHIRNSIDE PARK, VIC 3116	\$690,000	04/08/2024

This Statement of Information was prepared on: 06/01/2025