

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

31 Cunningham Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$915,000 Property Type House Suburb Lilydale

Period - From 01/10/2024 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 | 51 Blue Ridge Dr MOOROOLBARK 3138 | \$1,208,000 | 02/12/2024 |
| 2 | 40 Lakeview Dr LILYDALE 3140 | \$1,270,000 | 29/11/2024 |
| 3 | 64 Partridge Way MOOROOLBARK 3138 | \$1,280,000 | 15/10/2024 |

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:

20/02/2025 14:56



Josh Stokes
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4 2 2

Property Type: House
Land Size: 414 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
December quarter 2024: \$915,000

Comparable Properties



51 Blue Ridge Dr MOOROOLBARK 3138 (REI)

Agent Comments

5 2 2

Price: \$1,208,000
Method: Private Sale
Date: 02/12/2024
Property Type: House
Land Size: 638 sqm approx



40 Lakeview Dr LILYDALE 3140 (REI/VG)

Agent Comments

4 2 2

Price: \$1,270,000
Method: Private Sale
Date: 29/11/2024
Property Type: House
Land Size: 1204 sqm approx



64 Partridge Way MOOROOLBARK 3138 (REI/VG)

Agent Comments

4 2 2

Price: \$1,280,000
Method: Private Sale
Date: 15/10/2024
Property Type: House
Land Size: 869 sqm approx

Account - Barry Plant | P: 03 9735 3300



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