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 | |
|---------------------------------------|--|
| | |

Indicative selling price

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

| Trainge between \(\psi \) | Range between | \$550,000 | & | \$605,000 |
|------------------------------|---------------|-----------|---|-----------|
|------------------------------|---------------|-----------|---|-----------|

Median sale price

| Median price | \$642,000 | Pro | perty Type Ur | nit | | Suburb | Lilydale |
|---------------|------------|-----|---------------|-----|------|--------|----------|
| Period - From | 01/07/2025 | to | 30/09/2025 | So | urce | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-----------|--------------|
| 1 | 7/71 Anderson St LILYDALE 3140 | \$600,000 | 28/08/2025 |
| 2 | 3/13 Black St LILYDALE 3140 | \$575,000 | 25/06/2025 |
| 3 | 3/17 Gardiner St LILYDALE 3140 | \$594,950 | 21/05/2025 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 10/11/2025 16:16 |
|--|------------------|

