Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	13 Gallagher Crescent, Lilydale Vic 3140

Indicative selling price

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

Range between	\$1,175,000	&	\$1,250,000
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Median sale price

Median price	\$915,000	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/10/2024	to	30/09/2025		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

	aress of comparable property	1 1100	Date of Sale
1	5 Waratah Ct LILYDALE 3140	\$1,175,000	19/08/2025
2	45 Pacific Dr MOOROOLBARK 3138	\$1,225,000	30/05/2025
3	12 Honour Av LILYDALE 3140	\$1,270,000	17/05/2025

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:	31/10/2025 09:34



Date of sale