

# 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

13 Lilian Parade, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000

&

\$1,950,000

### Median sale price

Median price \$1,217,000

Property Type House

Suburb Eltham

Period - From 24/04/2024

to

23/04/2025

Source Property Data

### 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	50 York St ELTHAM 3095	\$2,005,000	03/04/2025
2			
3			

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:

24/04/2025 09:28



4 2 1

Property Type: House (Res)

Land Size: 876 sqm approx

Agent Comments

Comparable Properties



50 York St ELTHAM 3095 (REI)

4 2 2

Price: \$2,005,000

Method: Private Sale

Date: 03/04/2025

Property Type: House

Land Size: 779 sqm approx

Agent Comments

A slightly larger property internally, and includes a double garage.

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.