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	13a Kerr Street, Lilydale Vic 3140
Including suburb and	•
postcode	

Indicative selling price

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

Range between	\$700,000	&	\$770,000
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Median sale price

Median price	\$605,000	Pro	perty Type Unit		Suburb	Lilydale
Period - From	01/01/2024	to	31/12/2024	Source	eREIV	

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.

Ad	dress of comparable property	Price	Date of sale
1	31a Meadowgate Dr CHIRNSIDE PARK 3116	\$765,000	07/11/2024
2	4/74 Victoria Rd LILYDALE 3140	\$765,000	14/09/2024
3	9 Cosy PI LILYDALE 3140	\$776,000	27/08/2024

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:	10/02/2025 09:40
This statement of information was propared on	10/02/2023 03.40





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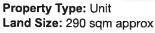
> Indicative Selling Price \$700,000 - \$770,000 Median Unit Price

Year ending December 2024: \$605,000









Agent Comments

Rear home of two on block. No Body Corp, shared drive

Comparable Properties



31a Meadowgate Dr CHIRNSIDE PARK 3116 (REI/VG)

3







2

Agent Comments

Price: \$765,000 Method: Private Sale Date: 07/11/2024 Property Type: House Land Size: 318 sqm approx



4/74 Victoria Rd LILYDALE 3140 (REI/VG)

3





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Agent Comments

Agent Comments

Price: \$765,000 Method: Auction Sale Date: 14/09/2024 Property Type: Unit

Land Size: 320 sqm approx



9 Cosy PI LILYDALE 3140 (REI/VG)

3



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Price: \$776,000
Method: Private Sale

Date: 27/08/2024 Property Type: House Land Size: 252 sqm approx

Account - Barry Plant | P: 03 9735 3300





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