

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

13a Kerr Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$605,000

Property Type Unit

Suburb Lilydale

Period - From 01/01/2024

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	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



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3 2 2

Property Type: Unit
Land Size: 290 sqm approx
Agent Comments

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

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
Year ending December 2024: \$605,000

Comparable Properties



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

Agent Comments

3 2 2

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)

Agent Comments

3 2 2

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)

Agent Comments

3 2 2

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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