

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

17 ALBERT ROAD LILYDALE VIC 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

Land

Suburb

Lilydale

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

8 ALBERT ROAD LILYDALE VIC 3140	\$680,000	09-Oct-24
40 ALEXANDRA ROAD LILYDALE VIC 3140	\$675,000	15-Oct-24
37 NORTH ROAD LILYDALE VIC 3140	\$740,000	28-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 25 February 2025

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8 ALBERT ROAD LILYDALE VIC 3140

3 1 -

Sold Price

\$680,000

Sold Date **09-Oct-24**

Distance

0.13km



40 ALEXANDRA ROAD LILYDALE VIC 3140

3 1 2

Sold Price

\$675,000

Sold Date **15-Oct-24**

Distance

0.24km



37 NORTH ROAD LILYDALE VIC 3140

3 2 2

Sold Price

\$740,000

Sold Date **28-Aug-24**

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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