

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

2/14 Albert Hill Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$890,000

Property Type House

Suburb Lilydale

Period - From 01/07/2025

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	Price	Date of sale
1	1/17 Blair St LILYDALE 3140	\$690,000	19/08/2025
2	14 Westall Ct MOOROOLBARK 3138	\$710,000	17/06/2025
3	1/5 Kerr St LILYDALE 3140	\$715,000	16/06/2025

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:

15/10/2025 18:07



 3  2  1

Property Type: Unit
Land Size: 178 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median House Price
September quarter 2025: \$890,000

Comparable Properties



1/17 Blair St LILYDALE 3140 (VG)

Agent Comments

 3  -  -

Price: \$690,000
Method: Sale
Date: 19/08/2025
Property Type: Strata Unit/Flat



14 Westall Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  2

Price: \$710,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 357 sqm approx



1/5 Kerr St LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  1

Price: \$715,000
Method: Private Sale
Date: 16/06/2025
Property Type: House

Account - Barry Plant | P: 03 9735 3300