

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

2/37 BERESFORD 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

\$760,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Lilydale

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

3/29 SLEVIN STREET LILYDALE VIC 3140	\$745,000	23-Aug-25
1/54 BERESFORD ROAD LILYDALE VIC 3140	\$765,000	15-Aug-25
3/8 KERR STREET LILYDALE VIC 3140	\$745,000	19-Jul-25

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: 12 September 2025


**3/29 SLEVIN STREET LILYDALE
VIC 3140**

 3
  2
  1

Sold Price

^{RS} **\$745,000** Sold Date **23-Aug-25**

 Distance **0.39km**

**1/54 BERESFORD ROAD LILYDALE
VIC 3140**

 3
  2
  2

Sold Price

^{RS} **\$765,000** Sold Date **15-Aug-25**

 Distance **0.2km**

**3/8 KERR STREET LILYDALE VIC
3140**

 3
  2
  2

Sold Price

^{RS} **\$745,000** Sold Date **19-Jul-25**

 Distance **0.28km**
RS = Recent sale

UN = Undisclosed Sale

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