

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

24 Albert Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$873,000

Property Type House

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	13 Carmen Ct LILYDALE 3140	\$675,000	16/01/2025
2	48 Morokai Gr LILYDALE 3140	\$700,000	27/11/2024
3	8 Albert Rd LILYDALE 3140	\$680,000	21/10/2024

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:

01/04/2025 12:45

24 Albert Road, Lilydale Vic 3140



Carl Payne
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3 1 0

Property Type: House
Land Size: 832 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median House Price
Year ending December 2024: \$873,000

Comparable Properties



13 Carmen Ct LILYDALE 3140 (REI/VG)

Agent Comments

4 2 1

Price: \$675,000
Method: Private Sale
Date: 16/01/2025
Property Type: House
Land Size: 930 sqm approx



48 Morokai Gr LILYDALE 3140 (REI/VG)

Agent Comments

3 2 2

Price: \$700,000
Method: Private Sale
Date: 27/11/2024
Property Type: House
Land Size: 893 sqm approx



8 Albert Rd LILYDALE 3140 (REI/VG)

Agent Comments

3 1 -

Price: \$680,000
Method: Private Sale
Date: 21/10/2024
Property Type: House
Land Size: 438 sqm approx

Account - Barry Plant | P: 03 9735 3300



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