

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

3/88-90 ANDERSON STREET 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

\$610,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,500

Property type

Unit

Suburb

Lilydale

Period-from

01 Jul 2024

to

30 Jun 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

1/9 NORTH ROAD LILYDALE VIC 3140

\$658,000

29-Apr-25

1/13 ALBERT HILL ROAD LILYDALE VIC 3140

\$622,000

24-Feb-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: 01 July 2025



1/9 NORTH ROAD LILYDALE VIC 3140

Sold Price

\$658,000

Sold Date

29-Apr-25

3

1

1

Distance

0.67km



1/13 ALBERT HILL ROAD LILYDALE VIC 3140

Sold Price

\$622,000

Sold Date

24-Feb-25

3

1

2

Distance

1.33km

RS = Recent sale
 UN = Undisclosed Sale

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