

# 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 39 White Close, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$570,000

### Median sale price

Median price \$620,000 Property Type Unit Suburb Lilydale  
Period - From 29/01/2025 to 28/01/2026 Source Property Data

### 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	2/24 Maroondah Hwy LILYDALE 3140	\$543,000	15/10/2025
2	3/24 Maroondah Hwy LILYDALE 3140	\$564,100	14/09/2025
3			

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: 29/01/2026 11:29