

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

49 Morokai Grove, Lilydale Vic 3140

Indicative selling price

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

Range between \$720,000 & \$780,000

Median sale price

Median price

\$973,000

Property Type

House

Suburb

Lilydale

Period - From

01/04/2025

to

30/06/2025

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	1/54 Beresford Rd LILYDALE 3140	\$765,000	15/08/2025
2	15 Koombooloomba Ct LILYDALE 3140	\$755,000	14/07/2025
3	4 Abbie Ct LILYDALE 3140	\$745,000	07/06/2025

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:

04/09/2025 13:07



 4  2  2

Rooms: 5
Property Type: House
Land Size: 549 sqm approx
 Agent Comments

Indicative Selling Price
 \$720,000 - \$780,000
Median House Price
 June quarter 2025: \$973,000

Comparable Properties



1/54 Beresford Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$765,000
Method: Private Sale
Date: 15/08/2025
Property Type: Unit



15 Koombooloomba Ct LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  -

Price: \$755,000
Method: Private Sale
Date: 14/07/2025
Property Type: House
Land Size: 423 sqm approx



4 Abbie Ct LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$745,000
Method: Private Sale
Date: 07/06/2025
Property Type: Unit
Land Size: 314 sqm approx