

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

490 MAROONDAH HIGHWAY 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

\$795,000

&

\$850,000

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

24 TRAFALGAR CRESCENT LILYDALE VIC 3140	\$861,000	31-Mar-25
69 BRITANNIA WAY LILYDALE VIC 3140	\$800,000	15-May-25
95-97 BASTOW ROAD LILYDALE VIC 3140	\$865,000	05-Apr-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: 24 September 2025

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24 TRAFALGAR CRESCENT
LILYDALE VIC 3140

3

2

3

Sold Price

\$861,000

Sold Date

31-Mar-25

Distance

0.87km



69 BRITANNIA WAY LILYDALE VIC
3140

3

2

1

Sold Price

\$800,000

Sold Date

15-May-25

Distance

0.7km



95-97 BASTOW ROAD LILYDALE
VIC 3140

3

2

2

Sold Price

\$865,000

Sold Date

05-Apr-25

Distance

0.74km

RS = Recent sale
 UN = Undisclosed Sale

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