

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

52 ALBERT HILL ROAD 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$874,000

Property type

House

Suburb

Lilydale

Period-from

01 Mar 2024

to

28 Feb 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

10 GRANDVALLEY DRIVE CHIRNSIDE PARK VIC 3116	\$690,000	25-Jan-25
7 TOWERS ROAD LILYDALE VIC 3140	\$757,000	22-Feb-25
17 COMMERFORD PLACE CHIRNSIDE PARK VIC 3116	\$700,000	13-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: 14 March 2025



10 GRANDVALLEY DRIVE

CHIRNSIDE PARK VIC 3116

3

1

2

Sold Price

RS

\$690,000

Sold Date

25-Jan-25

Distance

0.81km



7 TOWERS ROAD LILYDALE VIC

3140

6

2

2

Sold Price

RS

\$757,000

Sold Date

22-Feb-25

Distance

1.84km



17 COMMERFORD PLACE

CHIRNSIDE PARK VIC 3116

2

1

1

Sold Price

RS

\$700,000

Sold Date

13-Feb-25

Distance

2.84km

RS = Recent sale

UN = Undisclosed Sale

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