

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	8 LILYPILLY WAY, MOUNT DUNEED, VIC 3217
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Indicative selling price

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

Single price		or range between	\$649,000	&	\$679,000
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Median sale price

Median price	\$700,000	Property Type	House	Suburb	MOUNT DUNEED
Period - From	23/05/2024	to	23/05/2025	Source	CoreLogic

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:	23/05/2025
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