Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	е		
Address Including suburb and postcode	84 SOLOMONS ROAD LILLICO VIC 3820		
Indicative selling price			
For the meaning of this price	e see consumer.vic.gov.au/underquoting	(*Delete single price or r	ange as applicable)
Single Price	er range between	\$4,200,000.00	& \$4,500,000.00
Median sale price			
sale is situated, and our sale 47AF (2)(b) of the Estate Ag Comparable property sale. A* These are the three property sale.	a sale prices of residential property in the serecords (if any), did not provide a med ents Act 1980. Ales (*Delete A or B below as approperties sold within five kilometres of the serecentative considers to be most considers.	ian sale price that met th blicable) ne property for sale in the	e requirements of section
Address of comparable pro	pperty	Price	Date of sale
511 COPELANDS RO	AD LILLICO VIC 3820	\$4,100,	,000 13-Aug-25
OR			

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 18 months.

This Statement of Information was prepared on: 17 November 2025



В*



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511 COPELANDS ROAD LILLICO VIC Sold Price Rs \$4,100,000 N Sold Date 13-Aug-25 3820

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Distance

0.9km

Rs = Recent sale

UN = Undisclosed Sale

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