

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

1/54 BERESFORD 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,000

Property type

Unit

Suburb

Lilydale

Period-from

01 Aug 2024

to

31 Jul 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

12/17 MCCOMB STREET LILYDALE VIC 3140	\$700,000	06-Mar-25
3/12 ALBERT HILL ROAD LILYDALE VIC 3140	\$701,000	04-Apr-25
2/13 THE EYRIE LILYDALE VIC 3140	\$715,000	17-Mar-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: 04 August 2025

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**12/17 MCCOMB STREET LILYDALE
VIC 3140**

Sold Price

\$700,000

Sold Date

06-Mar-25



3



2



2

Distance

0.18km



**3/12 ALBERT HILL ROAD LILYDALE
VIC 3140**

Sold Price

\$701,000

Sold Date

04-Apr-25



3



2



2

Distance

0.51km



2/13 THE EYRIE LILYDALE VIC 3140

Sold Price

\$715,000

Sold Date

17-Mar-25



3



2



2

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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