

## 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

3/27 MAROONDAH HIGHWAY LILYDALE VIC 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$619,500

Property type

Unit

Suburb

Lilydale

Period-from

01 Jun 2024

to

31 May 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

6 KURO PLACE LILYDALE VIC 3140	\$677,500	06-Nov-24
12/17 MCCOMB STREET LILYDALE VIC 3140	\$700,000	06-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: 26 June 2025



**6 KURO PLACE LILYDALE VIC 3140** Sold Price **\$677,500** Sold Date **06-Nov-24**

 3  2  2

Distance **0.35km**



**12/17 MCCOMB STREET LILYDALE VIC 3140** Sold Price **\$700,000** Sold Date **06-Mar-25**

 3  2  2

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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