

## 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

67 QUEEN ROAD 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

\$770,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$873,000

Property type

House

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

9 TRAFALGAR CRESCENT LILYDALE VIC 3140	\$800,000	13-May-25
13 ACHILLES COURT LILYDALE VIC 3140	\$820,000	28-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: 30 June 2025



## 9 TRAFALGAR CRESCENT LILYDALE VIC 3140

3 1 -

Sold Price

<sup>RS</sup> \$800,000 Sold Date 13-May-25

Distance 1.66km



## 13 ACHILLES COURT LILYDALE VIC 3140

3 1 -

Sold Price

\$820,000 Sold Date 28-Feb-25

Distance 1.68km

RS = Recent sale UN = Undisclosed Sale

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