## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode  589 Hull 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)  Range between \$*1,750,000 & \$1,925,000	Property offered for sale					
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)	Including suburb and	burb and 589 Hull Road, Lilydale, VIC,	3140			
	ndicative selling p	elling price				
Range between \$*1,750,000 & \$1,925,000	or the meaning of this p	of this price see consumer.vic.gov.au/	underquoting (*Delete sin	igle price	e or range as applicable)	
	Range between \$*1	n \$*1,750,000 &	\$1,925,000			
Median sale price  Median price \$841,000 Property type House Suburb Lilydale	-	_	ne House	Suburb	Lilydale	
Period - From 17/4/2024 to 16/4/2025 Source realestate.com.au	Period - From 17/4/20	17/4/2024 to 16/4/2025	Source realestate.co	m.au		
Comparable property sales (*Delete A or B below as applicable)  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 six months.  This Statement of Information was prepared on: 10/6/2025	3* The estate ager	tate agent or agent's representative rea	sonably believes that few for sale in the last six mo	ver than onths.		

