

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

107/471 MAROONDAH HIGHWAY 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

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Lilydale

Period-from

01 Sep 2025

to

31 Aug 2026

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

5/12 BROWN STREET LILYDALE VIC 3140	\$651,000	02-Mar-26
14 GEORGE STREET LILYDALE VIC 3140	\$630,000	01-Apr-26
1/105 ANDERSON STREET LILYDALE VIC 3140	\$625,000	30-Apr-26

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: 01 September 2026


**5/12 BROWN STREET LILYDALE
VIC 3140**

 2
  -
  -

Sold Price

\$651,000

Sold Date

02-Mar-26

Distance

0.51km

**14 GEORGE STREET LILYDALE VIC
3140**

 2
  2
  1

Sold Price

\$630,000

Sold Date

01-Apr-26

Distance

0.63km

**1/105 ANDERSON STREET
LILYDALE VIC 3140**

 2
  2
  1

Sold Price

\$625,000

Sold Date

30-Apr-26

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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