

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

14 Anderson Street, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$950,000

Median sale price

Median price \$965,000 Property Type House Suburb Lilydale

Period - From 01/04/2026 to 30/06/2026 Source REIV

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 six 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
1	47 Albert Hill Rd LILYDALE 3140	\$1,065,000	05/06/2026
2	11 Thornton Ct MOOROOLBARK 3138	\$875,000	23/05/2026
3	10 Altair Ct LILYDALE 3140	\$835,000	11/05/2026

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 six months.~~

This Statement of Information was prepared on:

24/08/2026 14:16



 3  2  2

Property Type: House
Land Size: 1105 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$950,000
Median House Price
June quarter 2026: \$965,000

Comparable Properties



47 Albert Hill Rd LILYDALE 3140 (REI)

Agent Comments

 3  2  5

Price: \$1,065,000
Method: Private Sale
Date: 05/06/2026
Property Type: House
Land Size: 1320 sqm approx



11 Thornton Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4  2  2

Price: \$875,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 1097 sqm approx



10 Altair Ct LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

Price: \$835,000
Method: Private Sale
Date: 11/05/2026
Property Type: House
Land Size: 958 sqm approx

Account - Barry Plant | P: 03 9874 3355