

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

200 Hereford Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$690,000

&

\$730,000

Median sale price

Median price \$867,500

Property Type House

Suburb Lilydale

Period - From 01/01/2025

to

31/03/2025

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	21 Fortune Av LILYDALE 3140	\$710,000	19/02/2025
2	10a Helena Rd LILYDALE 3140	\$720,000	07/02/2025
3			

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:

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Property Type: House (Res)
Land Size: 1358 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$730,000
Median House Price
March quarter 2025: \$867,500

Comparable Properties



21 Fortune Av LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 19/02/2025
Property Type: House
Land Size: 417 sqm approx



10a Helena Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 07/02/2025
Property Type: House
Land Size: 453 sqm approx

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.



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