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<br>Including suburb and postcode | 13 Lilian Parade, Eltham Vic 3095 |

## Indicative selling price

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

Range between $1,850,000 & $1,950,000

## Median sale price

Median price $1,217,000 Property Type House Suburb Eltham

Period - From 24/04/2024 to 23/04/2025 Source Property Data

## 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 | 50 York St ELTHAM 3095 | $2,005,000 | 03/04/2025 |
| 2 | | | |
| 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: 24/04/2025 09:28

13 Lilian Parade, Eltham Vic 3095

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4 2 1

**Property Type:** House (Res)
**Land Size:** 876 sqm approx

Agent Comments

**Indicative Selling Price**
$1,850,000 - $1,950,000
**Median House Price**
24/04/2024 - 23/04/2025: $1,217,000

# Comparable Properties



**50 York St ELTHAM 3095 (REI)**

4 2 2

**Price:** $2,005,000
**Method:** Private Sale
**Date:** 03/04/2025
**Property Type:** House
**Land Size:** 779 sqm approx

Agent Comments

A slightly larger property internally, and includes a double garage.

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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