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	3/88-90 ANDERSON STREET 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~~		or range between	$610,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$619,500	Property type	Unit	Suburb	Lilydale
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Corelogic

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
1/9 NORTH ROAD LILYDALE VIC 3140	$658,000	29-Apr-25
1/13 ALBERT HILL ROAD LILYDALE VIC 3140	$622,000	24-Feb-25

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 July 2025

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1/9 NORTH ROAD LILYDALE VIC 3140

3 1 1

Sold Price **$658,000** Sold Date **29-Apr-25**

Distance **0.67km**



1/13 ALBERT HILL ROAD LILYDALE VIC 3140

3 1 2

Sold Price **$622,000** Sold Date **24-Feb-25**

Distance **1.33km**

RS = Recent sale **UN** = Undisclosed Sale

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