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	11 NORRIS DRIVE 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	$750,000	&	$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$902,000	Property type	House	Suburb	Lilydale
Period-from	01 Nov 2024	to	31 Oct 2025	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
49 MOROKAI GROVE LILYDALE VIC 3140	$795,000	12-Sep-25
8 TRAFALGAR CRESCENT LILYDALE VIC 3140	$800,000	29-Aug-25
40 TRAFALGAR CRESCENT LILYDALE VIC 3140	$795,000	10-Oct-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.~~

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49 MOROKAI GROVE LILYDALE VIC 3140

4 2 1

Sold Price RS $795,000 Sold Date 12-Sep-25

Distance 1.91km



8 TRAFALGAR CRESCENT LILYDALE VIC 3140

3 1 3

Sold Price $800,000 Sold Date 29-Aug-25

Distance 1.4km



40 TRAFALGAR CRESCENT LILYDALE VIC 3140

3 1 2

Sold Price RS $795,000 Sold Date 10-Oct-25

Distance 1.77km

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

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