

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

1/5 Kerr Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$670,000

&

\$710,000

Median sale price

Median price \$875,000

Property Type House

Suburb Lilydale

Period - From 26/05/2024

to

25/05/2025

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	47 Morokai Gr LILYDALE 3140	\$705,000	07/02/2025
2	5 Sheppards La CHIRNSIDE PARK 3116	\$700,000	19/12/2024
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:

26/05/2025 14:24



3 1 1

Rooms: 4
Property Type: House
Land Size: 357 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$710,000
Median House Price
26/05/2024 - 25/05/2025: \$875,000

Comparable Properties



47 Morokai Gr LILYDALE 3140 (REI/VG)

Agent Comments

3 2 2

Price: \$705,000
Method: Private Sale
Date: 07/02/2025
Property Type: House
Land Size: 412 sqm approx



5 Sheppards La CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

3 1 1

Price: \$700,000
Method: Private Sale
Date: 19/12/2024
Property Type: House
Land Size: 347 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.