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	30A Morokai Grove, Lilydale Vic 3140

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $973,000 Property Type House Suburb Lilydale

Period - From 01/04/2025 to 30/06/2025 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	1/6 Deschamps St LILYDALE 3140	$730,000	26/08/2025
2	3/29 Slevin St LILYDALE 3140	$745,000	23/08/2025
3	1/54 Beresford Rd LILYDALE 3140	$765,000	15/08/2025

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: 17/09/2025 16:46

30A Morokai Grove, Lilydale Vic 3140

3 1 2

Property Type: House
Land Size: 362 sqm approx

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median House Price
June quarter 2025: $973,000

Comparable Properties

1/6 Deschamps St LILYDALE 3140 (REI)

3 2 2

Price: $730,000
Method: Private Sale
Date: 26/08/2025
Property Type: Unit
Land Size: 138 sqm approx

Agent Comments

3/29 Slevin St LILYDALE 3140 (REI)

3 2 1

Price: $745,000
Method: Private Sale
Date: 23/08/2025
Property Type: House
Land Size: 280 sqm approx

Agent Comments

1/54 Beresford Rd LILYDALE 3140 (REI/VG)

3 2 2

Price: $765,000
Method: Private Sale
Date: 15/08/2025
Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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