

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 39 White Close, Lilydale Vic 3140
Including suburb and postcode

Indicative selling price

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

Range between **\$520,000** & **\$570,000**

Median sale price

Median price	\$620,000	Property Type	Unit	Suburb	Lilydale
Period - From	29/01/2025	to	28/01/2026	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	2/24 Maroondah Hwy LILYDALE 3140	\$543,000	15/10/2025
2	3/24 Maroondah Hwy LILYDALE 3140	\$564,100	14/09/2025
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:

29/01/2026 11:29