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	47 Albert Hill Road, Lilydale Vic 3140

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $950,000 Property Type House Suburb Lilydale

Period - From 01/01/2026 to 31/03/2026 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.~~

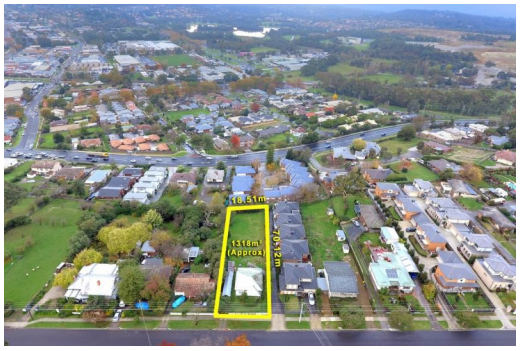
	Address of comparable property	Price	Date of sale
1	4 Contour Ct CHIRNSIDE PARK 3116	$1,000,000	22/11/2025
2	12 Breakaday Pass CHIRNSIDE PARK 3116	$1,000,000	15/11/2025
3			

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: 29/04/2026 14:29

47 Albert Hill Road, Lilydale Vic 3140



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Rooms: 5
Property Type: House (Res)
Land Size: 1320 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
March quarter 2026: $950,000

Comparable Properties

4 Contour Ct CHIRNSIDE PARK 3116 (REI/VG)

3 2 2

Price: $1,000,000
Method: Private Sale
Date: 22/11/2025
Property Type: House & Land Package
Land Size: 1248 sqm approx

Agent Comments

12 Breakaday Pass CHIRNSIDE PARK 3116 (REI/VG)

3 2 2

Price: $1,000,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 1034 sqm approx

Agent Comments

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.

Account - Barry Plant | P: 03 9735 3300

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