

Statement of Information

Single residential property located in the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**Address
Including suburb and
postcode

1/13 ACHILLES COURT, LILYDALE VIC 3140

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range Between

\$770,000

&

\$820,000

Median sale price

Median price

\$993,000

Property type

House

Suburb

LILYDALE

Period - From

01/04/2025

to

31/03/2026

Source

**Comparable property sales**

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: 16/04/2026