

# 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

24 Albert Hill Road, Lilydale VIC 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$850,000

&

\$900,000

### Median sale price

Median price

\$884,000

Property Type

House

Suburb

Lilydale

Period - From

01/10/2025

to

31/03/2026

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
7 Koombooloomba Ct, Lilydale Vic	\$850,000	15/12/2025
109 Victoria Rd, Chirnside Park Vic	\$857,000	30/10/2025
16 Tugun Rd, Lilydale Vic	\$857,000	17/11/2025

This Statement of Information was prepared on:

01/04/2026