

# 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<br>Including suburb and<br>postcode | 20 Norris Drive, 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 | \$1,150,000 | & | \$1,250,000 |
|---------------|-------------|---|-------------|

### Median sale price

|               |            |               |            |        |          |
|---------------|------------|---------------|------------|--------|----------|
| Median price  | \$884,000  | Property Type | House      | Suburb | Lilydale |
| Period - From | 01/01/2025 | to            | 31/12/2025 | 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                              |       |              |
| 2                              |       |              |
| 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.

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**Property Type:** House  
**Land Size:** 892 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

Year ending December 2025: \$884,000

## Comparable Properties

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 - Jellis Craig | P: 03 9870 6211



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