

# 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 32a Morokai Grove, 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 \$750,000 & \$795,000

### 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	2/37 Beresford Rd LILYDALE 3140	\$790,000	30/10/2025
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.

This Statement of Information was prepared on: 05/03/2026 16:02

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**Property Type:** House  
**Land Size:** 302 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$795,000  
**Median House Price**  
Year ending December 2025: \$884,000

## Comparable Properties



2/37 Beresford Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 30/10/2025  
**Property Type:** House

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.