

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

18 VICTORIA ROAD, LILYDALE, VIC 3140


Indicative selling price

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

Price Range: \$1,045,000 to \$1,075,000

Median sale price

Median price \$930,000 Property type *House* Suburb Lilydale

Period - From 01/10/2024 to 30/09/2025 Source 

Comparable property sales

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) 6 SHEPPARDS LANE, CHIRNSIDE PARK, VIC 3116	\$1,125,000	25/06/2025
2) 8 WENTWORTH CRT, MOOROOLBARK, VIC 3138	\$1,200,000	22/07/2025

This Statement of Information was prepared on: 09/02/2026