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 postcode | 25 Leonard Road Lilydale 3140 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| Single price | | or range between | $1,960,000 | & | $2,150,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $901,000 | Property type | House | Suburb | Lilydale |
| Period - From | May 2025 | to | May 2026 | Source | Realestate.com |

## Comparable property sales (*Delete A or B below as applicable)

**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: 1/06/2026