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	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	$1,895,000	&	$1,995,000

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