

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

9 BASTOW ROAD LILYDALE VIC 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Lilydale

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

47 MITCHELL ROAD LILYDALE VIC 3140

\$822,000

25-Nov-24

7 THE CIRCUIT LILYDALE VIC 3140

\$815,000

23-Dec-24

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 6 months.

This Statement of Information was prepared on: 15 April 2025



47 MITCHELL ROAD LILYDALE VIC 3140

Sold Price

\$822,000

Sold Date

25-Nov-24

 3

 1

 2

Distance

1.5km



7 THE CIRCUIT LILYDALE VIC 3140

Sold Price

\$815,000

Sold Date

23-Dec-24

 3

 -

 -

Distance

2.25km

RS = Recent sale

UN = Undisclosed Sale

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