Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	3 Bolger Walk, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between \$770,000 &	\$84	0,000
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Median sale price

Median price	\$873,000	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	25 Victoria Rd CHIRNSIDE PARK 3116	\$825,000	08/11/2024
2	2/65 Croydondale Dr MOOROOLBARK 3138	\$790,000	16/10/2024
3	50a Greenslopes Dr MOOROOLBARK 3138	\$800,000	26/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/02/2025 17:31









Property Type: House **Agent Comments**

Indicative Selling Price \$770,000 - \$840,000 **Median House Price** Year ending December 2024: \$873,000

Comparable Properties



25 Victoria Rd CHIRNSIDE PARK 3116 (REI/VG)

Price: \$825,000

Method: Private Sale Date: 08/11/2024

Property Type: House (Res) Land Size: 528 sqm approx

Agent Comments

2/65 Croydondale Dr MOOROOLBARK 3138 (REI/VG)





Agent Comments

Price: \$790,000 Method: Private Sale Date: 16/10/2024

Property Type: Townhouse (Res)



50a Greenslopes Dr MOOROOLBARK 3138 (REI/VG)

Price: \$800,000



Agent Comments

Method: Private Sale Date: 26/08/2024 Property Type: House Land Size: 360 sqm approx

Account - Barry Plant | P: 03 9735 3300





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