

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

3 Bolger Walk, Lilydale Vic 3140

Indicative selling price

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

Range between \$770,000 & \$840,000

Median sale price

Median price \$873,000 Property 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	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 comparable properties 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



3 2 2

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)

Agent Comments

3 2 1

Price: \$825,000

Method: Private Sale

Date: 08/11/2024

Property Type: House (Res)

Land Size: 528 sqm approx

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

Agent Comments

3 2 2

Price: \$790,000

Method: Private Sale

Date: 16/10/2024

Property Type: Townhouse (Res)



50a Greenslopes Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 1

Price: \$800,000

Method: Private Sale

Date: 26/08/2024

Property Type: House

Land Size: 360 sqm approx

Account - Barry Plant | P: 03 9735 3300