

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 Bramwell Street, Lilydale Vic 3140

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

\$750,000

&

\$800,000

**Median sale price**

Median price

\$862,500

Property type

House

Suburb

Lilydale

Period - From

01/04/2022

to

31/03/2023

Source

REIV

**Comparable property sales**

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) 9 Taurus Ct LILYDALE 3140	\$750,000	04/02/2023
2) 107a Bastow Rd LILYDALE 3140	\$775,000	01/04/2023
3) 8 Muir Smyth PI MOUNT EVELYN 3796	\$805,000	30/12/2022

This Statement of Information was prepared on: 28/04/2023