Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

c 3140
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Indicative selling price

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

Median sale price

Median price	\$915,000	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/10/2024	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.

Add	ress of comparable property	Price	Date of sale
1	8 Clyde St LILYDALE 3140	\$925,000	12/12/2024
2	11 Allison Cr LILYDALE 3140	\$815,000	03/12/2024

OR

3

17 Baker St LILYDALE 3140

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:	06/03/2025 13:06



23/11/2024

\$888,000







Property Type: House Land Size: 927 sqm approx **Agent Comments**

Indicative Selling Price \$820,000 - \$880,000 **Median House Price** December quarter 2024: \$915,000

Comparable Properties



8 Clyde St LILYDALE 3140 (REI)

Agent Comments

Price: \$925,000 Method: Private Sale Date: 12/12/2024 **Property Type:** House Land Size: 999 sqm approx



11 Allison Cr LILYDALE 3140 (REI)

Price: \$815,000 Method: Private Sale Date: 03/12/2024 Property Type: Land

Land Size: 1054 sqm approx

Agent Comments



17 Baker St LILYDALE 3140 (VG)

Price: \$888,000 Method: Sale Date: 23/11/2024

Property Type: Development Site (Res)

Land Size: 891 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300





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