

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 \$800,000 & \$880,000

Median sale price

Median price \$915,000 Property 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.

	Address of comparable property	Price	Date of sale
1	82a Blackburn Rd MOOROOLBARK 3138	\$897,100	15/01/2025
2	6A Anglo Ct MOOROOLBARK 3138	\$860,000	26/12/2024
3	3 Pardella Way LILYDALE 3140	\$915,000	11/11/2024

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:

30/01/2025 12:51



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

December quarter 2024: \$915,000

Comparable Properties



82a Blackburn Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$897,100

Method: Private Sale

Date: 15/01/2025

Property Type: House



6A Anglo Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 26/12/2024

Property Type: Townhouse (Single)

Land Size: 509 sqm approx



3 Pardella Way LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$915,000

Method: Private Sale

Date: 11/11/2024

Property Type: House

Land Size: 353 sqm approx

Account - Barry Plant | P: 03 9735 3300