

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

29 Summit Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$950,000 & \$1,030,000

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	5 The Ridge LILYDALE 3140	\$990,000	08/10/2024
2	29 Lakeview Dr LILYDALE 3140	\$960,000	23/08/2024
3	6 Josie Ct LILYDALE 3140	\$1,010,000	30/07/2024

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:

23/01/2025 11:10



3 2 4

Property Type: House
Land Size: 1969 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,030,000
Median House Price
December quarter 2024: \$915,000

Comparable Properties

5 The Ridge LILYDALE 3140 (VG)

Agent Comments

4 - -

Price: \$990,000
Method: Sale
Date: 08/10/2024
Property Type: House (Res)
Land Size: 917 sqm approx



29 Lakeview Dr LILYDALE 3140 (REI)

Agent Comments

5 2 2

Price: \$960,000
Method: Private Sale
Date: 23/08/2024
Property Type: House
Land Size: 864 sqm approx

6 Josie Ct LILYDALE 3140 (VG)

Agent Comments

5 - -

Price: \$1,010,000
Method: Sale
Date: 30/07/2024
Property Type: House (Res)
Land Size: 921 sqm approx

Account - Barry Plant | P: 03 9735 3300