

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

14 Cosy Place, Lilydale Vic 3140

Indicative selling price

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

Range between \$720,000 & \$760,000

Median sale price

Median price \$874,000 Property Type House Suburb Lilydale

Period - From 26/02/2024 to 25/02/2025 Source Property Data

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	53 Beresford Rd LILYDALE 3140	\$730,000	29/01/2025
2	10 Chirnside Dr CHIRNSIDE PARK 3116	\$750,000	16/01/2025
3	1a Coombah Ct MOOROOLBARK 3138	\$743,000	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:

26/02/2025 17:53



3 2 2

Rooms: 5
Property Type: House
 Agent Comments

Indicative Selling Price
 \$720,000 - \$760,000
Median House Price
 26/02/2024 - 25/02/2025: \$874,000

Comparable Properties



53 Beresford Rd LILYDALE 3140 (REI/VG)

Agent Comments

3 1 2

Price: \$730,000
Method: Private Sale
Date: 29/01/2025
Property Type: House
Land Size: 416 sqm approx



10 Chirnside Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

3 2 2

Price: \$750,000
Method: Private Sale
Date: 16/01/2025
Property Type: House (Res)
Land Size: 356 sqm approx



1a Coombah Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 2

Price: \$743,000
Method: Private Sale
Date: 11/11/2024
Property Type: House
Land Size: 429 sqm approx

Account - Barry Plant | P: 03 9735 3300