Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	
p-0-1-0-0-0	

Indicative selling price

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

Median sale price

Median price	\$867,500	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/01/2025	to	31/03/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

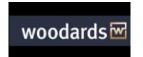
Address of comparable property		Price	Date of sale
1	1 Nicholas St LILYDALE 3140	\$890,000	19/03/2025
2	17 Baker St LILYDALE 3140	\$888,000	23/11/2024
3			

OR

В* 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:	17/04/2025 11:54





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Indicative Selling Price \$850,000 - \$920,000 **Median House Price** March quarter 2025: \$867,500



Rooms: 7

Property Type: House

Land Size: 822.397 sqm approx

Agent Comments

Comparable Properties



1 Nicholas St LILYDALE 3140 (REI)

2

Price: \$890,000 Method: Private Sale Date: 19/03/2025 Property Type: House

Land Size: 1100 sqm approx

Agent Comments



17 Baker St LILYDALE 3140 (REI)

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

Property Type: House (Res) Land Size: 894 sqm approx

Agent Comments

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.

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