

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

101-103 Bastow Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,095,000

&

\$1,170,000

Median sale price

Median price \$885,000

Property Type House

Suburb Lilydale

Period - From 26/06/2024

to

25/06/2025

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	15 Candlebark Cirt LILYDALE 3140	\$1,140,000	17/05/2025
2	35 Cobden Cr LILYDALE 3140	\$1,130,000	09/04/2025
3	65 Lakeview Dr LILYDALE 3140	\$1,155,000	04/04/2025

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:

26/06/2025 08:57



 4
  2
  2

Rooms: 9

Property Type: House (Res)

Land Size: 1370 sqm approx

Agent Comments

Indicative Selling Price

\$1,095,000 - \$1,170,000

Median House Price

26/06/2024 - 25/06/2025: \$885,000

Comparable Properties



15 Candlebark Cirt LILYDALE 3140 (REI/VG)

Agent Comments

 4
  2
  3

Price: \$1,140,000

Method: Private Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 853 sqm approx



35 Cobden Cr LILYDALE 3140 (REI/VG)

Agent Comments

 4
  3
  4

Price: \$1,130,000

Method: Private Sale

Date: 09/04/2025

Property Type: House (Res)

Land Size: 970 sqm approx



65 Lakeview Dr LILYDALE 3140 (REI/VG)

Agent Comments

 5
  2
  2

Price: \$1,155,000

Method: Private Sale

Date: 04/04/2025

Property Type: House (Res)

Land Size: 873 sqm approx

Account - Barry Plant | P: 03 9735 3300