## 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 betwee	n \$1,095,000		&		\$1,170,0	00		
Median sale price								
Median price	\$885,000	Pro	operty Type	Hou	ise		Suburb	Lilydale
Period - From	26/06/2024	to	25/06/2025		So	urce	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.

Ado	dress 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









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) 4 2 3 Price: \$1,140,000 Method: Private Sale Date: 17/05/2025 Property Type: House (Res) Land Size: 853 sqm approx	Agent Comments
Nixed Joints	35 Cobden Cr LILYDALE 3140 (REI/VG) 4  3  4 Price: \$1,130,000 Method: Private Sale Date: 09/04/2025 Property Type: House (Res) Land Size: 970 sqm approx	Agent Comments
	65 Lakeview Dr LILYDALE 3140 (REI/VG) 5 2 2 2 Price: \$1,155,000 Method: Private Sale Date: 04/04/2025 Property Type: House (Res) Land Size: 873 sqm approx	Agent Comments

#### Account - Barry Plant | P: 03 9735 3300



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.