

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 Baker Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$870,000

&

\$950,000

Median sale price

Median price \$867,500

Property 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 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	13 Pine St LILYDALE 3140	\$935,000	19/03/2025
2	8 Clyde St LILYDALE 3140	\$925,000	12/12/2024
3	17 Baker St LILYDALE 3140	\$888,000	23/11/2024

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:

06/05/2025 14:37



Property Type:
Agent Comments

Indicative Selling Price
\$870,000 - \$950,000
Median House Price
March quarter 2025: \$867,500

Comparable Properties



13 Pine St LILYDALE 3140 (VG) Agent Comments



Price: \$935,000
Method: Sale
Date: 19/03/2025
Property Type: House (Res)
Land Size: 940 sqm approx



8 Clyde St LILYDALE 3140 (VG) Agent Comments



Price: \$925,000
Method: Sale
Date: 12/12/2024
Property Type: Development Site (Res)
Land Size: 999 sqm approx



17 Baker St LILYDALE 3140 (VG) Agent Comments



Price: \$888,000
Method: Sale
Date: 23/11/2024
Property Type: Development Site (Res)
Land Size: 891 sqm approx

Account - Barry Plant | P: 03 9735 3300



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