

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

2/18 North Road, Lilydale Vic 3140

Indicative selling price

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

Single price

\$679,950

Median sale price

Median price

\$642,000

Property Type

Unit

Suburb

Lilydale

Period - From

01/07/2025

to

30/09/2025

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	4/5 Albert Rd LILYDALE 3140	\$650,000	17/10/2025
2	6/9 Maroondah Hwy LILYDALE 3140	\$639,500	09/10/2025
3	2/75 Cave Hill Rd LILYDALE 3140	\$609,000	04/06/2025

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:

06/11/2025 18:39



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$679,950
Median Unit Price
September quarter 2025: \$642,000

Comparable Properties

4/5 Albert Rd LILYDALE 3140 (REI)

Agent Comments

2 1 1

Price: \$650,000
Method: Private Sale
Date: 17/10/2025
Property Type: Unit



6/9 Maroondah Hwy LILYDALE 3140 (REI)

Agent Comments

2 1 2

Price: \$639,500
Method: Private Sale
Date: 09/10/2025
Property Type: Unit
Land Size: 245 sqm approx



2/75 Cave Hill Rd LILYDALE 3140 (REI/VG)

Agent Comments

2 1 1

Price: \$609,000
Method: Private Sale
Date: 04/06/2025
Property Type: Unit
Land Size: 140 sqm approx

Account - Barry Plant | P: 03 9735 3300



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