

## 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

7 GLADSTONE STREET LILYDALE VIC 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$619,500

Property type

Unit

Suburb

Lilydale

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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

4/13 NICHOLAS STREET LILYDALE VIC 3140	\$630,000	10-Mar-25
6 SURAT PLACE LILYDALE VIC 3140	\$605,000	31-Dec-24
3/38 THE EYRIE LILYDALE VIC 3140	\$592,000	28-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 30 June 2025

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**4/13 NICHOLAS STREET LILYDALE VIC 3140** Sold Price **\$630,000** Sold Date **10-Mar-25**  
 Distance **0.8km**

 2
  2
  1



**6 SURAT PLACE LILYDALE VIC 3140** Sold Price **\$605,000** Sold Date **31-Dec-24**  
 Distance **1.27km**

 2
  2
  1



**3/38 THE EYRIE LILYDALE VIC 3140** Sold Price **\$592,000** Sold Date **28-Mar-25**  
 Distance **1.54km**

 2
  2
  1

RS = Recent sale      UN = Undisclosed Sale

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