

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

2/8 Nicholas Street, Lilydale Vic 3140

Indicative selling price

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

Single price

\$599,950

Median sale price

Median price

\$625,000

Property Type

Townhouse

Suburb

Lilydale

Period - From

02/05/2024

to

01/05/2025

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	3/38 The Eyrie LILYDALE 3140	\$592,000	17/04/2025
2	1 Patel CI LILYDALE 3140	\$590,000	28/03/2025
3	6 Surat PI LILYDALE 3140	\$605,000	15/01/2025

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:

02/05/2025 09:33



Property Type:
Agent Comments

Indicative Selling Price
\$599,950
Median Townhouse Price
02/05/2024 - 01/05/2025: \$625,000

Comparable Properties



3/38 The Eyrie LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$592,000
Method: Private Sale
Date: 17/04/2025
Property Type: Townhouse (Single)



1 Patel CI LILYDALE 3140 (REI)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 28/03/2025
Property Type: Townhouse (Res)



6 Surat PI LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$605,000
Method: Private Sale
Date: 15/01/2025
Property Type: Townhouse (Single)
Land Size: 105 sqm approx

Account - Barry Plant | P: 03 9735 3300



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