

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

20 Albert Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$720,000

&

\$770,000

Median sale price

Median price \$890,000

Property Type House

Suburb Lilydale

Period - From 20/08/2024

to

19/08/2025

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	2 Shevlin CI LILYDALE 3140	\$762,050	12/07/2025
2	4 Shevlin CI LILYDALE 3140	\$760,000	08/07/2025
3	4 Abbie CI LILYDALE 3140	\$745,000	07/06/2025

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:

20/08/2025 15:47



Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$720,000 - \$770,000
Median House Price
20/08/2024 - 19/08/2025: \$890,000

Comparable Properties



2 Shevlin CI LILYDALE 3140 (REI)

Agent Comments



Price: \$762,050
Method: Private Sale
Date: 12/07/2025
Property Type: House
Land Size: 306 sqm approx



4 Shevlin CI LILYDALE 3140 (REI)

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 08/07/2025
Property Type: House (Res)
Land Size: 303 sqm approx



4 Abbie CI LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$745,000
Method: Private Sale
Date: 07/06/2025
Property Type: Unit
Land Size: 314 sqm approx

Account - Barry Plant | P: 03 9735 3300



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