

# 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

21a Baker Street, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$800,000

### Median sale price

Median price

\$973,000

Property Type

House

Suburb

Lilydale

Period - From

01/04/2025

to

30/06/2025

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 | 110 Victoria Rd LILYDALE 3140   | \$775,000 | 08/09/2025   |
| 2 | 1/12 Beresford Rd LILYDALE 3140 | \$790,000 | 28/06/2025   |
| 3 | 20 Blair St LILYDALE 3140       | \$765,000 | 22/04/2025   |

**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:

22/09/2025 15:38



Property Type:  
Agent Comments

Indicative Selling Price  
\$750,000 - \$800,000  
Median House Price  
June quarter 2025: \$973,000

## Comparable Properties



110 Victoria Rd LILYDALE 3140 (REI) Agent Comments



Price: \$775,000  
Method: Private Sale  
Date: 08/09/2025  
Property Type: House (Res)  
Land Size: 357 sqm approx



1/12 Beresford Rd LILYDALE 3140 (REI/VG) Agent Comments



Price: \$790,000  
Method: Private Sale  
Date: 28/06/2025  
Property Type: Townhouse (Single)  
Land Size: 253 sqm approx



20 Blair St LILYDALE 3140 (REI/VG) Agent Comments



Price: \$765,000  
Method: Private Sale  
Date: 22/04/2025  
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9735 3300



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