

# 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

25 Thomas Crescent, 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 \$995,000

&

\$1,030,000

### 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	19 Foulds Ct MONTROSE 3765	\$985,000	18/05/2025
2	84 Charles Rd LILYDALE 3140	\$960,000	19/04/2025
3	8 Blue Wren Ct MOUNT EVELYN 3796	\$1,085,000	15/04/2025

**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:

10/07/2025 09:33

25 Thomas Crescent, Lilydale Vic 3140



Carl Payne  
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**Indicative Selling Price**

\$995,000 - \$1,030,000

**Median House Price**

June quarter 2025: \$973,000



4 3 2

**Property Type:** House

**Land Size:** 2217 sqm approx

**Agent Comments**

## Comparable Properties



**19 Foulds Ct MONTROSE 3765 (REI/VG)**

**Agent Comments**

4 2 4

**Price:** \$985,000

**Method:** Private Sale

**Date:** 18/05/2025

**Property Type:** House (Res)

**Land Size:** 1044 sqm approx



**84 Charles Rd LILYDALE 3140 (REI)**

**Agent Comments**

4 1 2

**Price:** \$960,000

**Method:** Private Sale

**Date:** 19/04/2025

**Property Type:** House (Res)



**8 Blue Wren Ct MOUNT EVELYN 3796 (REI/VG)**

**Agent Comments**

5 3 2

**Price:** \$1,085,000

**Method:** Private Sale

**Date:** 15/04/2025

**Property Type:** House

**Land Size:** 2128 sqm approx

**Account - Barry Plant** | P: 03 9735 3300



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