#### 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	27 Mandl Close, Lilydale Vic 3140
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,189,950

#### Median sale price

Median price	\$880,000	Pro	perty Type	House		Suburb	Lilydale
Period - From	13/05/2024	to	12/05/2025		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

Add	dress of comparable property	Price	Date of sale
1	120 Hereford Rd MOUNT EVELYN 3796	\$1,180,000	23/04/2025
2	5 Grand View Gr LILYDALE 3140	\$1,280,000	28/03/2025
3	13 Cashins Mill PI LILYDALE 3140	\$1,245,000	15/01/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/05/2025 08:44













Property Type: House Land Size: 732 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,189,950 **Median House Price** 13/05/2024 - 12/05/2025: \$880,000

## Comparable Properties



120 Hereford Rd MOUNT EVELYN 3796 (REI)







Price: \$1,180,000 Method: Private Sale Date: 23/04/2025 Property Type: House

Land Size: 1750 sqm approx

**Agent Comments** 



5 Grand View Gr LILYDALE 3140 (REI)





**Agent Comments** 

Price: \$1,280,000 Method: Private Sale Date: 28/03/2025 Property Type: House Land Size: 800 sqm approx

13 Cashins Mill PI LILYDALE 3140 (REI/VG)







Price: \$1,245,000 Method: Private Sale Date: 15/01/2025 Property Type: House Land Size: 865 sqm approx **Agent Comments** 

Account - Barry Plant | P: 03 9735 3300





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