

# 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

27 Mandl Close, Lilydale Vic 3140

### Indicative selling price

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

Single price

\$1,189,950

### Median sale price

Median price

\$880,000

Property 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	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 comparable properties 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



 4  2  2

**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)**

**Agent Comments**

 5  2  6

**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 23/04/2025  
**Property Type:** House  
**Land Size:** 1750 sqm approx



**5 Grand View Gr LILYDALE 3140 (REI)**

**Agent Comments**

 4  2  2

**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)**

**Agent Comments**

 4  2  2

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

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