

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

3/13 Black Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$560,000

&

\$600,000

Median sale price

Median price \$626,250

Property Type Unit

Suburb Lilydale

Period - From 01/01/2025

to

31/03/2025

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	4 Patel CI LILYDALE 3140	\$587,000	08/04/2025
2	1 Patel CI LILYDALE 3140	\$590,000	28/03/2025
3	2 Duffity PI LILYDALE 3140	\$590,000	05/03/2025

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:

11/06/2025 11:04



 2  1  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$560,000 - \$600,000

Median Unit Price

March quarter 2025: \$626,250

Comparable Properties



4 Patel CI LILYDALE 3140 (REI)

Agent Comments

 2  1  1

Price: \$587,000

Method: Private Sale

Date: 08/04/2025

Property Type: Townhouse (Res)



1 Patel CI LILYDALE 3140 (REI)

Agent Comments

 2  1  1

Price: \$590,000

Method: Private Sale

Date: 28/03/2025

Property Type: Townhouse (Res)



2 Duffity PI LILYDALE 3140 (REI/VG)

Agent Comments

 2  2  1

Price: \$590,000

Method: Private Sale

Date: 05/03/2025

Property Type: House

Account - Woodards | P: 0390563899