Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$590,000

Property	offered	for sa	e
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Address	3/13 Black Street, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between \$560,000 & \$600,000	Range between	\$560,000	&	\$600,000
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Median sale price

Median price \$626,250	Property	Type Unit		Suburb	Lilydale
Period - From 01/01/2025	to 31/03	3/2025	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	

OR

3

2 Duffity PI LILYDALE 3140

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



05/03/2025







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

Price: \$587,000 Method: Private Sale Date: 08/04/2025

Property Type: Townhouse (Res)



1 Patel CI LILYDALE 3140 (REI)

2





Agent Comments

Price: \$590,000 Method: Private Sale Date: 28/03/2025

Property Type: Townhouse (Res)



2 Duffity PI LILYDALE 3140 (REI/VG)

Price: \$590,000 Method: Private Sale Date: 05/03/2025 Property Type: House



Agent Comments

Account - Woodards | P: 0390563899





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