Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	3/2 Summit Road, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between \$500,000 & \$550,000)
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Median sale price

Median price	\$622,250	Pro	perty Type Un	it		Suburb	Lilydale
Period - From	12/11/2024	to	11/11/2025	So	ource	Property	v 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	4/6 McComb St LILYDALE 3140	\$500,000	07/09/2025
2	1 Holly PI LILYDALE 3140	\$530,000	15/07/2025
3	5 Holly PI LILYDALE 3140	\$527,000	11/06/2025

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:	12/11/2025 09:43









Rooms: 3

Property Type: Unit **Agent Comments**

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** 12/11/2024 - 11/11/2025: \$622,250

Comparable Properties



4/6 McComb St LILYDALE 3140 (REI/VG)

Agent Comments

Price: \$500,000 Method: Private Sale Date: 07/09/2025 Property Type: Unit

Land Size: 150 sqm approx

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1 Holly PI LILYDALE 3140 (REI)

Agent Comments

Price: \$530,000 Method: Private Sale Date: 15/07/2025 Property Type: Unit



5 Holly PI LILYDALE 3140 (REI/VG)

Price: \$527,000 Method: Private Sale Date: 11/06/2025

Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 9735 3300



