

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

3/8 Kerr Street, Lilydale Vic 3140

Indicative selling price

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

Single price

\$739,950

Median sale price

Median price

\$889,000

Property Type

House

Suburb

Lilydale

Period - From

01/07/2024

to

30/06/2025

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 Abbie CI LILYDALE 3140	\$745,000	07/06/2025
2	3 Patel CI LILYDALE 3140	\$735,000	30/04/2025
3	2/15 Kidgell St LILYDALE 3140	\$725,000	17/04/2025

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:

16/07/2025 16:41



 3  2  2

Property Type: Unit
Agent Comments

Indicative Selling Price

\$739,950

Median House Price

Year ending June 2025: \$889,000

Comparable Properties



4 Abbie CI LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$745,000

Method: Private Sale

Date: 07/06/2025

Property Type: Unit

Land Size: 314 sqm approx



3 Patel CI LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$735,000

Method: Private Sale

Date: 30/04/2025

Property Type: Townhouse (Single)



2/15 Kidgell St LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  1

Price: \$725,000

Method: Private Sale

Date: 17/04/2025

Property Type: House

Account - Barry Plant | P: 03 9735 3300