

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 Nicholas Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$643,250

Property Type Townhouse

Suburb Lilydale

Period - From 09/12/2024

to

08/12/2025

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	5 Eliza Mews LILYDALE 3140	\$605,000	13/08/2025
2	4/105 Anderson St LILYDALE 3140	\$610,000	15/07/2025
3	4 Holly PI LILYDALE 3140	\$581,000	18/06/2025

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:

09/12/2025 13:02



Property Type:
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Townhouse Price
09/12/2024 - 08/12/2025: \$643,250

Comparable Properties



5 Eliza Mews LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$605,000
Method: Private Sale
Date: 13/08/2025
Property Type: Townhouse (Res)
Land Size: 107 sqm approx



4/105 Anderson St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 15/07/2025
Property Type: House



4 Holly PI LILYDALE 3140 (REI)

Agent Comments



Price: \$581,000
Method: Private Sale
Date: 18/06/2025
Property Type: Unit

Account - Barry Plant | P: 03 9735 3300



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