

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 Bolger Walk, Lilydale Vic 3140

Indicative selling price

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

Range between

\$780,000

&

\$820,000

Median sale price

Median price

\$867,000

Property Type

House

Suburb

Lilydale

Period - From

01/04/2024

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	17 Charwood Dr MOOROOLBARK 3138	\$792,000	11/03/2025
2	4 Carawa St MOOROOLBARK 3138	\$785,000	01/02/2025
3	12a Anglo Ct MOOROOLBARK 3138	\$800,000	14/10/2024

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:

08/04/2025 14:04



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$780,000 - \$820,000

Median House Price

Year ending March 2025: \$867,000

Comparable Properties



17 Charwood Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  1

Price: \$792,000

Method: Private Sale

Date: 11/03/2025

Property Type: House

Land Size: 570 sqm approx



4 Carawa St MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  2  2

Price: \$785,000

Method: Private Sale

Date: 01/02/2025

Property Type: House

Land Size: 313 sqm approx



12a Anglo Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  2  2

Price: \$800,000

Method: Private Sale

Date: 14/10/2024

Property Type: House

Land Size: 292 sqm approx

Account - Barry Plant | P: 03 9735 3300