

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

3a Summit Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$350,000 & \$385,000

Median sale price

Median price \$500,000

Property Type Vacant land

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 | 1/91 Summit Rd LILYDALE 3140 | \$353,000 | 03/07/2025 |
| 2 | | | |
| 3 | | | |

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 18:47



Property Type: Land
Land Size: 57.8sqm approx
Agent Comments

Indicative Selling Price
\$350,000 - \$385,000
Median Land Price
09/12/2024 - 08/12/2025: \$500,000

Comparable Properties



1/91 Summit Rd LILYDALE 3140 (VG)

Agent Comments



Price: \$353,000
Method: Sale
Date: 03/07/2025
Property Type: Land

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.



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