

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

4 Oaks Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$750,000

&

\$800,000

Median sale price

Median price \$880,000

Property Type House

Suburb Lilydale

Period - From 04/12/2024

to

03/12/2025

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	53 Alexandra Rd LILYDALE 3140	\$790,000	20/10/2025
2	154 Hereford Rd LILYDALE 3140	\$787,500	25/09/2025
3	20 Albert Rd LILYDALE 3140	\$792,500	30/08/2025

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:

04/12/2025 15:57



 4  2  1

Property Type: House
Land Size: 754 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median House Price
04/12/2024 - 03/12/2025: \$880,000

Comparable Properties



53 Alexandra Rd LILYDALE 3140 (REI)

Agent Comments

 4  2  1

Price: \$790,000
Method: Private Sale
Date: 20/10/2025
Property Type: House (Res)
Land Size: 426 sqm approx



154 Hereford Rd LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$787,500
Method: Private Sale
Date: 25/09/2025
Property Type: House
Land Size: 520 sqm approx



20 Albert Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  1

Price: \$792,500
Method: Private Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 501 sqm approx

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