Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/17 Slevin Street, Lilydale Vic 3140

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$530,000		&		\$565,000			
Median sale pr	rice							
Median price	\$626,250	Pro	operty Type	Unit			Suburb	Lilydale
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3 Erdogan PI LILYDALE 3140	\$563,000	17/04/2025
2	6 Longtown CI LILYDALE 3140	\$552,000	07/04/2025
3	3/13 Nicholas St LILYDALE 3140	\$565,000	04/03/2025

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:

21/05/2025 13:38









Property Type: Agent Comments Indicative Selling Price \$530,000 - \$565,000 Median Unit Price March quarter 2025: \$626,250

Comparable Properties



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3 Erdogan PI LILYDALE 3140 (REI)

Price: \$563,000 Method: Private Sale Date: 17/04/2025 Property Type: Townhouse (Single) Agent Comments



6 Longtown CI LILYDALE 3140 (REI)



Price: \$552,000 Method: Private Sale Date: 07/04/2025 Property Type: House

3/13 Nicholas St LILYDALE 3140 (REI/VG)

Agent Comments

Agent Comments



Price: \$565,000 Method: Private Sale Date: 04/03/2025 Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9735 3300



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