

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
8 Alexandra Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$915,000 Property Type House Suburb Lilydale
Period - From 01/10/2024 to 30/09/2025 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	98 Anderson St LILYDALE 3140	\$1,048,000	19/11/2025
2	6 Cameron Rd MOUNT EVELYN 3796	\$1,060,000	25/07/2025
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:

07/01/2026 10:53



Property Type: House
Land Size: 1011 sqm approx

Agent Comments

Indicative Selling Price

\$990,000 - \$1,080,000

Median House Price

Year ending September 2025: \$915,000

Comparable Properties



98 Anderson St LILYDALE 3140 (REI)



Price: \$1,048,000
Method: Private Sale
Date: 19/11/2025
Property Type: House
Land Size: 970 sqm approx

Agent Comments



6 Cameron Rd MOUNT EVELYN 3796 (REI/VG)



Price: \$1,060,000
Method: Private Sale
Date: 25/07/2025
Property Type: House
Land Size: 929 sqm approx

Agent Comments

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.

Account - Barry Plant | P: 03 9735 3300