

## 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

86 BASTOW ROAD, LILYDALE, VIC 3140

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$1,050,000 to \$1,150,000

**Median sale price**

Median price \$915,000

Property type

House

Suburb

LILYDALE

Period - From

01/01/2025

to

30/06/2025

Source

**Comparable property sales**

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) 35 COBDEN CRES, LILYDALE, VIC 3140	\$1,130,000	09/04/2025
2) 101-103 BASTOW RD, LILYDALE, VIC 3140	\$1,150,000	21/07/2025
3) 128 HEREFORD RD, MOUNT EVELYN, VIC 3796	\$1,100,000	20/02/2025

This Statement of Information was prepared on: 19/08/2025