

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

96a Alexandra Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$867,500

Property Type House

Suburb Lilydale

Period - From 01/01/2025

to

31/03/2025

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	27 Summit Rd LILYDALE 3140	\$821,000	24/05/2025
2	95-97 Bastow Rd LILYDALE 3140	\$865,000	05/04/2025
3	7 Gary Ct LILYDALE 3140	\$815,000	06/03/2025

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:

11/06/2025 17:43



 3  2  0

Rooms: 5
Property Type: House
Land Size: 1050 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 March quarter 2025: \$867,500

Comparable Properties



27 Summit Rd LILYDALE 3140 (REI)

Agent Comments

 5  2  2

Price: \$821,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 1482 sqm approx



95-97 Bastow Rd LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$865,000
Method: Private Sale
Date: 05/04/2025
Property Type: House
Land Size: 875 sqm approx



7 Gary Ct LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  2

Price: \$815,000
Method: Private Sale
Date: 06/03/2025
Property Type: House
Land Size: 1041 sqm approx

Account - Barry Plant | P: 03 9735 3300