

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

96 Alexandra Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$840,000 & \$900,000

Median sale price

Median price \$973,000 Property Type House Suburb Lilydale

Period - From 01/04/2025 to 30/06/2025 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	26 Summit Rd LILYDALE 3140	\$876,000	04/06/2025
2	78 Alexandra Rd LILYDALE 3140	\$915,000	31/03/2025
3	14 Britannia Way LILYDALE 3140	\$825,000	26/02/2025

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:

24/07/2025 12:13



Property Type:
Land Size: 876 sqm approx
Agent Comments

Indicative Selling Price
\$840,000 - \$900,000
Median House Price
June quarter 2025: \$973,000

Comparable Properties



26 Summit Rd LILYDALE 3140 (REI)

Agent Comments



Price: \$876,000
Method: Private Sale
Date: 04/06/2025
Property Type: House
Land Size: 968 sqm approx



78 Alexandra Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$915,000
Method: Private Sale
Date: 31/03/2025
Property Type: House (Res)
Land Size: 911 sqm approx



14 Britannia Way LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$825,000
Method: Private Sale
Date: 26/02/2025
Property Type: House
Land Size: 864 sqm approx

Account - Barry Plant | P: 03 9735 3300