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 3/8 Kerr Street, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$739,950								
Median sale price									
Median price	\$889,000	Pro	operty Type Hou	ISE	Suburb	Lilydale			
Period - From	01/07/2024	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.

Add	lress of comparable property	Price	Date of sale
1	4 Abbie CI LILYDALE 3140	\$745,000	07/06/2025
2	3 Patel CI LILYDALE 3140	\$735,000	30/04/2025
3	2/15 Kidgell St LILYDALE 3140	\$725,000	17/04/2025

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:

16/07/2025 16:41



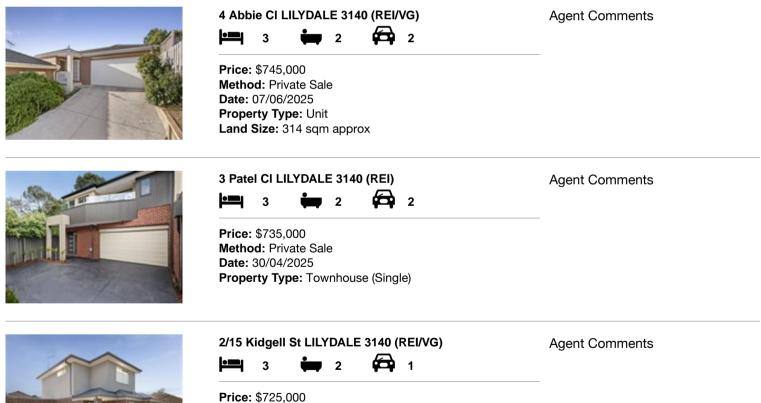






Property Type: Unit Agent Comments Indicative Selling Price \$739,950 Median House Price Year ending June 2025: \$889,000

Comparable Properties





Price: \$725,000 Method: Private Sale Date: 17/04/2025 Property Type: House

Account - Barry Plant | P: 03 9735 3300



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