

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

3 Holly Place, Lilydale Vic 3140

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$626,250

Property Type Unit

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	3/12 Taylor St LILYDALE 3140	\$438,500	03/04/2025
2	5/12 Gladstone St LILYDALE 3140	\$415,000	29/01/2025
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:

25/06/2025 18:25



Property Type:
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
March quarter 2025: \$626,250

Comparable Properties



3/12 Taylor St LILYDALE 3140 (REI)

Agent Comments



Price: \$438,500
Method: Private Sale
Date: 03/04/2025
Property Type: Unit



5/12 Gladstone St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 29/01/2025
Property Type: Unit

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.



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