

# 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

71 Clarke Street, Lilydale Vic 3140

### Indicative selling price

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

Single price

\$879,000

### 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	14 Baker St LILYDALE 3140	\$890,000	20/05/2025
3	5 Waree St LILYDALE 3140	\$885,000	18/03/2025

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:

17/07/2025 12:58



**Property Type:** House (Res)  
**Land Size:** 1016 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$879,000  
**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



**14 Baker St LILYDALE 3140 (REI)**

Agent Comments



**Price:** \$890,000  
**Method:** Private Sale  
**Date:** 20/05/2025  
**Property Type:** House  
**Land Size:** 960 sqm approx



**5 Waree St LILYDALE 3140 (REI/VG)**

Agent Comments



**Price:** \$885,000  
**Method:** Private Sale  
**Date:** 18/03/2025  
**Property Type:** House  
**Land Size:** 862 sqm approx

**Account - Barry Plant** | P: 03 9735 3300