

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

1 Holly Place, Lilydale Vic 3140

Indicative selling price

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

Range between \$470,000

&

\$510,000

Median sale price

Median price \$575,000

Property Type Unit

Suburb Lilydale

Period - From 09/07/2024

to

08/07/2025

Source Property Data

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 | 8 Holly PI LILYDALE 3140 | \$475,000 | 16/05/2025 |
| 2 | 4/2 Jones St LILYDALE 3140 | \$490,000 | 12/05/2025 |
| 3 | 7 Holly PI LILYDALE 3140 | \$510,000 | 02/05/2025 |

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:

09/07/2025 09:15



Property Type:
Agent Comments

Indicative Selling Price
\$470,000 - \$510,000
Median Unit Price
09/07/2024 - 08/07/2025: \$575,000

Comparable Properties

8 Holly PI LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$475,000
Method: Private Sale
Date: 16/05/2025
Property Type: House (Res)



4/2 Jones St LILYDALE 3140 (VG)

Agent Comments



Price: \$490,000
Method: Sale
Date: 12/05/2025
Property Type: Flat/Unit/Apartment (Res)



7 Holly PI LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 02/05/2025
Property Type: Townhouse (Single)
Land Size: 1148 sqm approx