## 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

4/105 Anderson Street, Lilydale Vic 3140

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$590,000		&		\$625,000					
Median sale pr	rice									
Median price	\$867,500	Pro	operty Type	Hou	se		Suburb	Lilydale		
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2/75 Cave Hill Rd LILYDALE 3140	\$609,000	04/06/2025
2	5/17 Gardiner St LILYDALE 3140	\$620,000	20/05/2025
3	3/38 The Eyrie LILYDALE 3140	\$592,000	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.

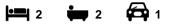
This Statement of Information was prepared on:

03/07/2025 11:29









**Property Type:** House Agent Comments

Indicative Selling Price \$590,000 - \$625,000 Median House Price March quarter 2025: \$867,500

# **Comparable Properties**



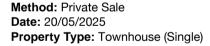
2/75 Cave Hill Rd LILYDALE 3140 (REI) 2 
1 
2 
1 
2

Price: \$609,000 Method: Private Sale Date: 04/06/2025 Property Type: Unit Land Size: 140 sqm approx



**Price:** \$620,000

5/17 Gardiner St LILYDALE 3140 (REI)





3/38 The Eyrie LILYDALE 3140 (REI/VG)

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Agent Comments

Agent Comments

Agent Comments

Price: \$592,000 Method: Private Sale Date: 17/04/2025 Property Type: Townhouse (Single)

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



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