

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$590,000

&

\$625,000

### Median sale price

Median price \$867,500

Property Type House

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	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



 2  2  1

**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)**

**Agent Comments**

 2  1  1

**Price:** \$609,000

**Method:** Private Sale

**Date:** 04/06/2025

**Property Type:** Unit

**Land Size:** 140 sqm approx



**5/17 Gardiner St LILYDALE 3140 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 20/05/2025

**Property Type:** Townhouse (Single)



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

**Agent Comments**

 2  2  1

**Price:** \$592,000

**Method:** Private Sale

**Date:** 17/04/2025

**Property Type:** Townhouse (Single)

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