

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

13 GLADSTONE STREET LILYDALE VIC 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,500

Property type

Unit

Suburb

Lilydale

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

12 ARNA MEWS LILYDALE VIC 3140	\$825,000	12-Mar-25
5A SUNBURST COURT MOOROOLBARK VIC 3138	\$891,000	07-Mar-25
29B CROWN POINT RIDGE CHIRNSIDE PARK VIC 3116	\$863,500	25-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 24 June 2025



12 ARNA MEWS LILYDALE VIC 3140

4 3 2

Sold Price ^{RS} **\$825,000** ^{UN} Sold Date **12-Mar-25**

Distance **0.49km**



5A SUNBURST COURT MOOROOLBARK VIC 3138

3 2 2

Sold Price **\$891,000** Sold Date **07-Mar-25**

Distance **1.93km**



29B CROWN POINT RIDGE CHIRNSIDE PARK VIC 3116

3 2 2

Sold Price **\$863,500** Sold Date **25-Feb-25**

Distance **0.92km**

RS = Recent sale **UN** = Undisclosed Sale

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