

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

50 Trafalgar Crescent, Lilydale Vic 3140

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$886,500

Property Type

House

Suburb

Lilydale

Period - From

07/08/2024

to

06/08/2025

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	416 Main St LILYDALE 3140	\$760,000	28/06/2025
2	31 Trafalgar Cr LILYDALE 3140	\$695,000	30/04/2025
3	12 Bronwyn St COLDSTREAM 3770	\$751,000	19/02/2025

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:

07/08/2025 10:50

50 Trafalgar Crescent, Lilydale Vic 3140



Ashley Hutson
97353300

0408 335 403

ahutson@barryplant.com.au

Indicative Selling Price

\$700,000 - \$750,000

Median House Price

07/08/2024 - 06/08/2025: \$886,500



3 1 2

Property Type: House

Land Size: 1061.403 sqm approx

Agent Comments

Comparable Properties



416 Main St LILYDALE 3140 (REI)

Agent Comments

3 1 2

Price: \$760,000

Method: Private Sale

Date: 28/06/2025

Property Type: House

Land Size: 950 sqm approx

31 Trafalgar Cr LILYDALE 3140 (VG)

Agent Comments

3 - -

Price: \$695,000

Method: Sale

Date: 30/04/2025

Property Type: House (Res)

Land Size: 971 sqm approx



12 Bronwyn St COLDSTREAM 3770 (REI/VG)

Agent Comments

3 1 5

Price: \$751,000

Method: Private Sale

Date: 19/02/2025

Property Type: House

Land Size: 989 sqm approx

Account - Barry Plant | P: 03 9735 3300



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