

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

5/8 Nicholas Street, Lilydale Vic 3140

Indicative selling price

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

Single price

\$599,950

Median sale price

Median price

\$625,000

Property Type

Townhouse

Suburb

Lilydale

Period - From

25/07/2024

to

24/07/2025

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	3/17 Gardiner St LILYDALE 3140	\$594,950	21/05/2025
2	6 Clifton PI LILYDALE 3140	\$600,000	19/03/2025
3	2 Duffity PI LILYDALE 3140	\$590,000	05/03/2025

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:

25/07/2025 09:55



Property Type:
Agent Comments

Indicative Selling Price
\$599,950
Median Townhouse Price
25/07/2024 - 24/07/2025: \$625,000

Comparable Properties



3/17 Gardiner St LILYDALE 3140 (REI)

Agent Comments



Price: \$594,950
Method: Private Sale
Date: 21/05/2025
Property Type: Townhouse (Single)

6 Clifton Pl LILYDALE 3140 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 19/03/2025
Property Type: Flat/Unit/Apartment (Res)



2 Duffity Pl LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 05/03/2025
Property Type: House

Account - Barry Plant | P: 03 9735 3300



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