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	20 Albert Road, Lilydale Vic 3140

Indicative selling price

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

Range between $720,000 & $770,000

Median sale price

Median price $890,000 Property Type House Suburb Lilydale

Period - From 20/08/2024 to 19/08/2025 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	2 Shevlin Cl LILYDALE 3140	$762,050	12/07/2025
2	4 Shevlin Cl LILYDALE 3140	$760,000	08/07/2025
3	4 Abbie Cl LILYDALE 3140	$745,000	07/06/2025

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: 20/08/2025 15:47

20 Albert Road, Lilydale Vic 3140



Property Type: House (Res)

Agent Comments

Indicative Selling Price
$720,000 - $770,000
Median House Price
20/08/2024 - 19/08/2025: $890,000

Comparable Properties



2 Shevlin Cl LILYDALE 3140 (REI)

3 2 2

Price: $762,050
Method: Private Sale
Date: 12/07/2025
Property Type: House
Land Size: 306 sqm approx

Agent Comments



4 Shevlin Cl LILYDALE 3140 (REI)

3 2 2

Price: $760,000
Method: Private Sale
Date: 08/07/2025
Property Type: House (Res)
Land Size: 303 sqm approx

Agent Comments



4 Abbie Cl LILYDALE 3140 (REI/VG)

3 2 2

Price: $745,000
Method: Private Sale
Date: 07/06/2025
Property Type: Unit
Land Size: 314 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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