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	1/8 Nicholas Street, 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 $623,750 Property Type Townhouse Suburb Lilydale

Period - From 11/09/2024 to 10/09/2025 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	17 Cosy Pl LILYDALE 3140	$770,000	19/08/2025
2	20 Blair St LILYDALE 3140	$765,000	22/04/2025
3	2/15 Kidgell St LILYDALE 3140	$725,000	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: 11/09/2025 14:18

1/8 Nicholas Street, Lilydale Vic 3140

Property Type:
Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median Townhouse Price
11/09/2024 - 10/09/2025: $623,750

Comparable Properties

17 Cosy Pl LILYDALE 3140 (REI)

3 2 2

Price: $770,000
Method: Private Sale
Date: 19/08/2025
Property Type: Townhouse (Single)

Agent Comments

20 Blair St LILYDALE 3140 (REI/VG)

3 2 2

Price: $765,000
Method: Private Sale
Date: 22/04/2025
Property Type: Townhouse (Single)

Agent Comments

2/15 Kidgell St LILYDALE 3140 (REI/VG)

3 2 1

Price: $725,000
Method: Private Sale
Date: 17/04/2025
Property Type: House

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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