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	2/49 Albert Hill Road, Lilydale Vic 3140

Indicative selling price

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

Range between $670,000 & $720,000

Median sale price

Median price $642,000 Property Type Unit Suburb Lilydale

Period - From 01/07/2025 to 30/09/2025 Source REIV

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	2/55 Albert Hill Rd LILYDALE 3140	$720,000	19/07/2025
2	2 Patel Cl LILYDALE 3140	$675,000	30/05/2025
3	18 Cowles Cr LILYDALE 3140	$710,000	21/05/2025

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: 09/10/2025 13:53

2/49 Albert Hill Road, Lilydale Vic 3140

Ben Degenhardt
97353300
0434 271 167
bdegenhardt@barryplant.com.au



3 2 2

Rooms: 5
Property Type: Unit
Land Size: 164 sqm approx

Agent Comments

Indicative Selling Price
$670,000 - $720,000
Median Unit Price
September quarter 2025: $642,000

Comparable Properties



2/55 Albert Hill Rd LILYDALE 3140 (REI/VG)

3 2 2

Price: $720,000
Method: Auction Sale
Date: 19/07/2025
Property Type: Townhouse (Res)
Land Size: 182 sqm approx

Agent Comments



2 Patel Cl LILYDALE 3140 (REI/VG)

3 2 2

Price: $675,000
Method: Private Sale
Date: 30/05/2025
Property Type: Townhouse (Single)

Agent Comments



18 Cowles Cr LILYDALE 3140 (REI/VG)

3 2 2

Price: $710,000
Method: Private Sale
Date: 21/05/2025
Property Type: Townhouse (Single)
Land Size: 193 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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