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: 3 Travis Close, Lilydale Vic 3140

Indicative selling price

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

Range between: $550,000 & $575,000

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	3 Daisy Pl LILYDALE 3140	$650,000	14/08/2025
2	5 Eliza Mews LILYDALE 3140	$605,000	13/08/2025
3	2/8 Nicholas St LILYDALE 3140	$600,000	16/07/2025

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: 16/10/2025 14:39

3 Travis Close, Lilydale Vic 3140



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Property Type: House (Res)

Agent Comments

Indicative Selling Price
$550,000 - $575,000
Median Unit Price
September quarter 2025: $642,000

Comparable Properties



3 Daisy Pl LILYDALE 3140 (REI/VG)

2 2 1

Price: $650,000
Method: Private Sale
Date: 14/08/2025
Property Type: Townhouse (Single)
Land Size: 97 sqm approx

Agent Comments



5 Eliza Mews LILYDALE 3140 (REI/VG)

2 2 1

Price: $605,000
Method: Private Sale
Date: 13/08/2025
Property Type: Townhouse (Res)
Land Size: 107 sqm approx

Agent Comments



2/8 Nicholas St LILYDALE 3140 (REI)

2 2 1

Price: $600,000
Method: Private Sale
Date: 16/07/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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