

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 Clyde Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$550,000

&

\$600,000

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	6/29 Slevin St LILYDALE 3140	\$600,000	09/10/2025
2	7/71 Anderson St LILYDALE 3140	\$600,000	28/08/2025
3	3/13 Black St LILYDALE 3140	\$575,000	25/06/2025

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:

29/10/2025 13:22



Property Type:
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
September quarter 2025: \$642,000

Comparable Properties



6/29 Slevin St LILYDALE 3140 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 09/10/2025
Property Type: Unit
Land Size: 169 sqm approx

7/71 Anderson St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 28/08/2025
Property Type: Townhouse (Res)



3/13 Black St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 25/06/2025
Property Type: Townhouse (Single)