

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

4 Oaks 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 \$880,000

Property Type House

Suburb Lilydale

Period - From 12/12/2024

to

11/12/2025

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	53 Alexandra Rd LILYDALE 3140	\$790,000	20/10/2025
2	22 Britannia Way LILYDALE 3140	\$750,000	17/09/2025
3	24 Cobden Cr LILYDALE 3140	\$731,500	20/06/2025

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:

12/12/2025 11:29

4 Oaks Street, Lilydale Vic 3140



Ashley Hutson
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Indicative Selling Price

\$700,000 - \$750,000

Median House Price

12/12/2024 - 11/12/2025: \$880,000



4 2 1

Property Type: House
Land Size: 754 sqm approx
Agent Comments

Comparable Properties



53 Alexandra Rd LILYDALE 3140 (REI)

Agent Comments

4 2 1

Price: \$790,000
Method: Private Sale
Date: 20/10/2025
Property Type: House (Res)
Land Size: 426 sqm approx



22 Britannia Way LILYDALE 3140 (REI/VG)

Agent Comments

3 2 1

Price: \$750,000
Method: Private Sale
Date: 17/09/2025
Property Type: House
Land Size: 388 sqm approx



24 Cobden Cr LILYDALE 3140 (REI/VG)

Agent Comments

3 1 2

Price: \$731,500
Method: Private Sale
Date: 20/06/2025
Property Type: House
Land Size: 957 sqm approx

Account - Barry Plant | P: 03 9735 3300



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