

# 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

4a Oaks Street, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$349,950

### Median sale price

Median price \$568,000

Property Type Vacant land

Suburb Lilydale

Period - From 17/12/2024

to 16/12/2025

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	1/91 Summit Rd LILYDALE 3140	\$353,000	03/07/2025
2			
3			

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:

17/12/2025 11:20



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$349,950  
**Median Land Price**  
17/12/2024 - 16/12/2025: \$568,000

## Comparable Properties



**1/91 Summit Rd LILYDALE 3140 (VG)**

Agent Comments



**Price:** \$353,000  
**Method:** Sale  
**Date:** 03/07/2025  
**Property Type:** Land

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.

Account - Barry Plant | P: 03 9735 3300



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