

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
71 Clarke Street, Lilydale Vic 3140

Indicative selling price

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

Single price \$742,500

Median sale price

Median price \$890,000 Property Type House 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	7 Camplin Rise LILYDALE 3140	\$750,000	28/10/2025
2	10 Redmill Ct LILYDALE 3140	\$800,000	16/10/2025
3	8 Trafalgar Cr LILYDALE 3140	\$800,000	02/10/2025

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:

08/01/2026 10:57



Property Type: House
Land Size: 1011 sqm approx

Agent Comments

Indicative Selling Price

\$742,500

Median House Price

September quarter 2025: \$890,000

Comparable Properties



7 Camplin Rise LILYDALE 3140 (REI/VG)



Price: \$750,000
Method: Private Sale
Date: 28/10/2025
Property Type: House
Land Size: 519 sqm approx

Agent Comments



10 Redmill Ct LILYDALE 3140 (VG)



Price: \$800,000
Method: Sale
Date: 16/10/2025
Property Type: House (Res)
Land Size: 869 sqm approx

Agent Comments



8 Trafalgar Cr LILYDALE 3140 (REI/VG)



Price: \$800,000
Method: Private Sale
Date: 02/10/2025
Property Type: House
Land Size: 878 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300