

# 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  
3/22-24 Blair Street, Lilydale Vic 3140

#### Indicative selling price

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

Range between \$530,000 & \$575,000

#### Median sale price

Median price \$657,500 Property Type Unit Suburb Lilydale  
Period - From 01/10/2025 to 31/12/2025 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	5/8 Nicholas St LILYDALE 3140	\$565,000	05/12/2025
2	6/19 McComb St LILYDALE 3140	\$560,000	23/10/2025
3	2/17 Slevin St LILYDALE 3140	\$556,000	19/10/2025

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:

15/01/2026 00:00



**Property Type:**

Agent Comments

**Indicative Selling Price**

\$530,000 - \$575,000

**Median Unit Price**

December quarter 2025: \$657,500

## Comparable Properties



**5/8 Nicholas St LILYDALE 3140 (REI)**



Agent Comments

**Price:** \$565,000

**Method:** Private Sale

**Date:** 05/12/2025

**Property Type:** Unit



**6/19 McComb St LILYDALE 3140 (REI/VG)**



Agent Comments

**Price:** \$560,000

**Method:** Private Sale

**Date:** 23/10/2025

**Property Type:** House



**2/17 Slevin St LILYDALE 3140 (VG)**



Agent Comments

**Price:** \$556,000

**Method:** Sale

**Date:** 19/10/2025

**Property Type:** Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9735 3300