

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 11 Towers Road, Lilydale Vic 3140
Including suburb and postcode

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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	98 Anderson St LILYDALE 3140	\$1,048,000	19/11/2025
2	27 Rouke St LILYDALE 3140	\$950,000	01/08/2025
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:



Property Type: House
Land Size: 881 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,050,000

Median House Price

Year ending December 2025: \$884,000

Comparable Properties



98 Anderson St LILYDALE 3140 (REI)



Price: \$1,048,000
Method: Private Sale
Date: 19/11/2025
Property Type: House
Land Size: 970 sqm approx

Agent Comments



27 Rouke St LILYDALE 3140 (REI/VG)



Price: \$950,000
Method: Private Sale
Date: 01/08/2025
Property Type: House
Land Size: 965 sqm approx

Agent Comments

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