

# 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

11 Towers Road, Lilydale Vic 3140

### Indicative selling price

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

Range between \$1,000,000

&

\$1,050,000

### Median sale price

Median price \$884,000

Property Type House

Suburb Lilydale

Period - From 01/01/2025

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	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:

24/01/2026 08:57



 3    1    2

**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)**

**Agent Comments**

 4    2    3

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



**27 Rouke St LILYDALE 3140 (REI/VG)**

**Agent Comments**

 4    2    2

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

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.