

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

12/22-24 Blair Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$540,000 & \$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	6/8 Nicholas St LILYDALE 3140	\$573,000	23/01/2026
2	6/19 McComb St LILYDALE 3140	\$560,000	23/10/2025
3	6/32 Rourke St LILYDALE 3140	\$572,000	22/08/2025

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:

19/02/2026 15:20



Property Type:
Agent Comments

Indicative Selling Price
\$540,000 - \$575,000
Median Unit Price
December quarter 2025: \$657,500

Comparable Properties



6/8 Nicholas St LILYDALE 3140 (REI)

Agent Comments



Price: \$573,000
Method: Private Sale
Date: 23/01/2026
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

6/32 Rouke St LILYDALE 3140 (VG)

Agent Comments



Price: \$572,000
Method: Sale
Date: 22/08/2025
Property Type: House - Attached House N.E.C.
Land Size: 100 sqm approx