

# 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

19 Cosy Place, 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

\$770,000

&

\$820,000

### Median sale price

Median price

\$640,000

Property Type

Townhouse

Suburb

Lilydale

Period - From

06/05/2025

to

05/05/2026

Source

Property Data

### 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	2 Peden St CHIRNSIDE PARK 3116	\$790,000	10/03/2026
2	6c Woodpecker Pass CHIRNSIDE PARK 3116	\$779,950	06/03/2026
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:

06/05/2026 14:48



4   2   2

**Property Type:** Unit  
**Land Size:** 238 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$770,000 - \$820,000  
**Median Townhouse Price**  
06/05/2025 - 05/05/2026: \$640,000

## Comparable Properties



**2 Peden St CHIRNSIDE PARK 3116 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 10/03/2026  
**Property Type:** House  
**Land Size:** 926 sqm approx



**6c Woodpecker Pass CHIRNSIDE PARK 3116 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$779,950  
**Method:** Private Sale  
**Date:** 06/03/2026  
**Property Type:** House

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.