

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

52a North Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$903,500 Property Type House Suburb Lilydale

Period - From 04/06/2025 to 03/06/2026 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	3/74 Bastow Rd LILYDALE 3140	\$850,000	13/05/2026
2	12 North Rd LILYDALE 3140	\$807,000	10/02/2026
3	27a Old Gippsland Rd LILYDALE 3140	\$800,000	22/01/2026

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:

04/06/2026 13:31



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
04/06/2025 - 03/06/2026: \$903,500

Comparable Properties



3/74 Bastow Rd LILYDALE 3140 (REI)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 13/05/2026
Property Type: Townhouse (Single)
Land Size: 369 sqm approx



12 North Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$807,000
Method: Private Sale
Date: 10/02/2026
Property Type: House
Land Size: 430 sqm approx



27a Old Gippsland Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 22/01/2026
Property Type: House
Land Size: 270 sqm approx

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