

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

8/11 Gladstone Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$690,000

&

\$730,000

Median sale price

Median price \$640,000

Property Type Townhouse

Suburb Lilydale

Period - From 05/08/2025

to

04/08/2026

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	3/14 The Eyrie LILYDALE 3140	\$730,000	01/06/2026
2	7/62 Castella St LILYDALE 3140	\$725,000	09/02/2026
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:

05/08/2026 15:03



Property Type:
Agent Comments

Indicative Selling Price
\$690,000 - \$730,000
Median Townhouse Price
05/08/2025 - 04/08/2026: \$640,000

Comparable Properties



3/14 The Eyrie LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 01/06/2026
Property Type: Townhouse (Single)
Land Size: 186 sqm approx



7/62 Castella St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$725,000
Method: Private Sale
Date: 09/02/2026
Property Type: Townhouse (Res)

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.



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