

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

38 White Close, Lilydale Vic 3140

Indicative selling price

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

Range between \$535,000

&

\$575,000

Median sale price

Median price \$605,000

Property Type Unit

Suburb Lilydale

Period - From 13/08/2025

to

12/08/2026

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 Cave Hill Rd LILYDALE 3140	\$565,000	14/06/2026
2	8/6 Berwick St LILYDALE 3140	\$535,000	30/04/2026
3	39 White Cl LILYDALE 3140	\$540,000	27/03/2026

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:

13/08/2026 12:55



 3  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$535,000 - \$575,000

Median Unit Price

13/08/2025 - 12/08/2026: \$605,000

Comparable Properties



3/14 Cave Hill Rd LILYDALE 3140 (REI)

Agent Comments

 2  1  1

Price: \$565,000

Method: Private Sale

Date: 14/06/2026

Property Type: House

8/6 Berwick St LILYDALE 3140 (REI/VG)

Agent Comments

 2  1  1

Price: \$535,000

Method: Private Sale

Date: 30/04/2026

Property Type: Townhouse (Res)

Land Size: 41 sqm approx



39 White Cl LILYDALE 3140 (VG)

Agent Comments

 3  -  -

Price: \$540,000

Method: Sale

Date: 27/03/2026

Property Type: Flat/Unit/Apartment (Res)