

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

18a Gardiner Street, Lilydale Vic 3140

Indicative selling price

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

Range between

\$790,000

&

\$830,000

Median sale price

Median price

\$903,500

Property Type

House

Suburb

Lilydale

Period - From

01/07/2025

to

30/06/2026

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	1 Herb Farm La LILYDALE 3140	\$790,000	08/09/2026
2	19 Archer CI LILYDALE 3140	\$815,000	19/08/2026
3	17 Archer CI LILYDALE 3140	\$845,000	11/04/2026

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:

21/09/2026 12:18

18a Gardiner Street, Lilydale Vic 3140



Carl Payne
0397353300
0413589800
cpayne@barryplant.com.au



3 2 2

Property Type: House
Land Size: 498 sqm approx
Agent Comments
Age 11 (approx) Rates \$2556 (approx)

Indicative Selling Price
\$790,000 - \$830,000
Median House Price
Year ending June 2026: \$903,500

Comparable Properties



1 Herb Farm La LILYDALE 3140 (REI)

Agent Comments

3 2 2

Price: \$790,000
Method: Private Sale
Date: 08/09/2026
Property Type: House (Res)



19 Archer CI LILYDALE 3140 (REI)

Agent Comments

3 2 2

Price: \$815,000
Method: Private Sale
Date: 19/08/2026
Property Type: House
Land Size: 542 sqm approx



17 Archer CI LILYDALE 3140 (REI)

Agent Comments

3 2 4

Price: \$845,000
Method: Private Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 542 sqm approx

Account - Barry Plant | P: 03 9735 3300



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