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	6 Bowen Road, Lilydale Vic 3140

Indicative selling price

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

Range between $820,000 & $860,000

Median sale price

Median price $884,000 Property Type House Suburb Lilydale

Period - From 01/01/2025 to 31/12/2025 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	11 Norris Dr LILYDALE 3140	$820,000	12/12/2025
2	109 Victoria Rd CHIRNSIDE PARK 3116	$857,000	30/10/2025
3	5 Naroo Rd MOOROOLBARK 3138	$825,000	11/08/2025

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: 22/01/2026 12:13

6 Bowen Road, Lilydale Vic 3140



Property Type:
Agent Comments

Indicative Selling Price
$820,000 - $860,000
Median House Price
Year ending December 2025: $884,000

Comparable Properties



11 Norris Dr LILYDALE 3140 (REI)

3 | 1 | 2

Price: $820,000
Method: Private Sale
Date: 12/12/2025
Property Type: House
Land Size: 918 sqm approx

Agent Comments



109 Victoria Rd CHIRNSIDE PARK 3116 (REI/VG)

3 | 1 | 2

Price: $857,000
Method: Private Sale
Date: 30/10/2025
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments



5 Naroo Rd MOOROOLBARK 3138 (REI)

3 | 1 | 1

Price: $825,000
Method: Private Sale
Date: 11/08/2025
Property Type: House (Res)
Land Size: 865 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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