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	5 Isla Close, Lilydale Vic 3140

Indicative selling price

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

Single price: $600,000

Median sale price

Median price: $657,500 Property Type: Unit Suburb: Lilydale

Period - From: 01/10/2025 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	4/71 Anderson St LILYDALE 3140	$622,500	29/01/2026
2	6/71 Anderson St LILYDALE 3140	$610,000	29/01/2026
3	1/13 Black St LILYDALE 3140	$605,000	08/12/2025

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: 25/03/2026 09:39

5 Isla Close, Lilydale Vic 3140

Lachlan Williams
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2 1 1

Property Type: Townhouse (Single)
Land Size: 134 sqm approx

Agent Comments

Indicative Selling Price
$600,000
Median Unit Price
December quarter 2025: $657,500

Comparable Properties



4/71 Anderson St LILYDALE 3140 (REI/VG)

2 1 1

Price: $622,500
Method: Private Sale
Date: 29/01/2026
Property Type: Townhouse (Single)

Agent Comments



6/71 Anderson St LILYDALE 3140 (REI)

2 1 1

Price: $610,000
Method: Private Sale
Date: 29/01/2026
Property Type: Townhouse (Single)

Agent Comments



1/13 Black St LILYDALE 3140 (REI/VG)

2 1 1

Price: $605,000
Method: Private Sale
Date: 08/12/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Hoskins | P: 03 9722 9755

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