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	3/46-48 CLARKE STREET LILYDALE VIC 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$480,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$643,500	Property type	Unit	Suburb	Lilydale
Period-from	01 Apr 2025	to	31 Mar 2026	Source	Cotality

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 6 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
3/2 SUMMIT ROAD LILYDALE VIC 3140	$505,000	14-Dec-25
2/6 MCCOMB STREET LILYDALE VIC 3140	$555,000	13-Nov-25
7/10 JOHN STREET LILYDALE VIC 3140	$571,000	25-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 29 April 2026

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3/2 SUMMIT ROAD LILYDALE VIC 3140

2 1 1

Sold Price **$505,000** Sold Date **14-Dec-25**

Distance **1.01km**



2/6 MCCOMB STREET LILYDALE VIC 3140

2 1 1

Sold Price **$555,000** Sold Date **13-Nov-25**

Distance **0.97km**



7/10 JOHN STREET LILYDALE VIC 3140

2 1 1

Sold Price RS **$571,000** Sold Date **25-Apr-26**

Distance **0.91km**

RS = Recent sale **UN** = Undisclosed Sale

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