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	10 Stuart Road, Lilydale Vic 3140

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $867,500 Property Type House Suburb Lilydale

Period - From 01/01/2025 to 31/03/2025 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	15 Crestway LILYDALE 3140	$810,000	17/04/2025
2	9 Roseman Rd CHIRNSIDE PARK 3116	$900,000	05/03/2025
3	19 Valley Ho CHIRNSIDE PARK 3116	$881,000	22/02/2025

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: 26/05/2025 10:20

10 Stuart Road, Lilydale Vic 3140

Lachlan Williams
9722 9755
0414 582 556
teamwilliams@hoskins.com.au



3 2 2

Rooms: 6
Property Type: House
Land Size: 626 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
March quarter 2025: $867,500

Comparable Properties



15 Crestway LILYDALE 3140 (REI)

3 2 1

Price: $810,000
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 562 sqm approx

Agent Comments



9 Roseman Rd CHIRNSIDE PARK 3116 (REI)

3 2 1

Price: $900,000
Method: Private Sale
Date: 05/03/2025
Property Type: House
Land Size: 867 sqm approx

Agent Comments



19 Valley Ho CHIRNSIDE PARK 3116 (REI/VG)

3 1 2

Price: $881,000
Method: Private Sale
Date: 22/02/2025
Property Type: House
Land Size: 868 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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