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	113 Anderson Street, Lilydale Vic 3140

Indicative selling price

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

Range between $420,000 & $460,000

Median sale price

Median price $609,000 Property Type Unit Suburb Lilydale

Period - From 01/07/2024 to 30/06/2025 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	3 Holly Pl LILYDALE 3140	$455,000	11/07/2025
2	2/30 Kidgell St LILYDALE 3140	$450,000	04/07/2025
3	3/12 Taylor St LILYDALE 3140	$438,500	03/04/2025

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: 28/08/2025 10:05

113 Anderson Street, Lilydale Vic 3140

Carl Payne
0397353300
0413589800
cpayne@barryplant.com.au



1 1 1

Rooms: 3
Property Type: Unit
Land Size: 175 sqm approx

Agent Comments

Indicative Selling Price
$420,000 - $460,000
Median Unit Price
Year ending June 2025: $609,000

Comparable Properties



3 Holly Pl LILYDALE 3140 (REI/VG)

1 1 1

Price: $455,000
Method: Private Sale
Date: 11/07/2025
Property Type: Unit
Land Size: 1148 sqm approx

Agent Comments



2/30 Kidgell St LILYDALE 3140 (REI/VG)

1 1 1

Price: $450,000
Method: Private Sale
Date: 04/07/2025
Property Type: Unit

Agent Comments



3/12 Taylor St LILYDALE 3140 (REI/VG)

1 1 1

Price: $438,500
Method: Private Sale
Date: 03/04/2025
Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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