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 Union Road, Lilydale Vic 3140

Indicative selling price

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

Range between $880,000 & $950,000

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	95-97 Bastow Rd LILYDALE 3140	$865,000	05/04/2025
2	78 Alexandra Rd LILYDALE 3140	$915,000	31/03/2025
3			

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: 07/05/2025 17:11

5 Union Road, Lilydale Vic 3140

Frank Perri
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4 2 4

Property Type: House
Land Size: 1211 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $950,000
Median House Price
March quarter 2025: $867,500

Comparable Properties



95-97 Bastow Rd LILYDALE 3140 (REI)

3 2 2

Price: $865,000
Method: Private Sale
Date: 05/04/2025
Property Type: House
Land Size: 875 sqm approx

Agent Comments



78 Alexandra Rd LILYDALE 3140 (REI)

4 2 2

Price: $915,000
Method: Private Sale
Date: 31/03/2025
Property Type: House (Res)
Land Size: 911 sqm approx

Agent Comments

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.

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