

# 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

13 Wilsons Lane, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$820,500 Property Type House 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	49 Kidgell St LILYDALE 3140	\$760,000	05/12/2025
2	7 Camplin Rise LILYDALE 3140	\$750,000	28/10/2025
3	4 Nicholson La LILYDALE 3140	\$770,000	03/10/2025

**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:

11/02/2026 14:26



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**Property Type:** House  
**Land Size:** 391 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median House Price**  
December quarter 2025: \$820,500

## Comparable Properties



**49 Kidgell St LILYDALE 3140 (REI/VG)**

**Agent Comments**

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**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 05/12/2025  
**Property Type:** House  
**Land Size:** 342 sqm approx



**7 Camplin Rise LILYDALE 3140 (REI/VG)**

**Agent Comments**

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**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 28/10/2025  
**Property Type:** House  
**Land Size:** 519 sqm approx



**4 Nicholson La LILYDALE 3140 (REI/VG)**

**Agent Comments**

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**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 03/10/2025  
**Property Type:** House (Res)  
**Land Size:** 452 sqm approx

**Account - Barry Plant | P: 03 9735 3300**