

# Statement of Information

## Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address Including suburb and postcode 2/3-19 Baker Street, Lilydale Vic 3140

### Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bedroom Townhouse		Or range between	\$580,000		\$620,000
3 Bedroom Townhouse		Or range between	\$670,000		\$700,000
		Or range between			
		Or range between			
		Or range between			

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$642,000

Suburb Lilydale

Period - From 01/07/2025

to 30/09/2025

Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
2 Bedroom Townhouse	5 Eliza Mews LILYDALE 3140	\$605,000	13/08/2025
	3/84 Castella St LILYDALE 3140	\$614,000	12/08/2025
	6 Surat PI LILYDALE 3140	\$653,500	18/06/2025

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
3 Bedroom Townhouse	40 Kidgell St LILYDALE 3140	\$720,000	08/11/2025
	40 Kidgell St LILYDALE 3140	\$730,000	09/10/2025
	1/8 Nicholas St LILYDALE 3140	\$720,000	16/09/2025

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

18/11/2025 10:58