

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

1/75 CAVE HILL ROAD LILYDALE VIC 3140

Indicative selling price

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

Single Price

or range
between

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,000

Property type

Unit

Suburb

Lilydale

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

1/4 SLEVIN STREET LILYDALE VIC 3140	\$615,000	12-Mar-26
4/18 SLEVIN STREET LILYDALE VIC 3140	\$610,000	30-Mar-26
2/59 ALBERT HILL ROAD LILYDALE VIC 3140	\$602,000	25-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 02 July 2026



1/4 SLEVIN STREET LILYDALE VIC 3140

Sold Price

\$615,000

Sold Date

12-Mar-26

2

1

1

Distance

0.09km



4/18 SLEVIN STREET LILYDALE VIC 3140

Sold Price

\$610,000

Sold Date

30-Mar-26

2

1

1

Distance

0.18km



2/59 ALBERT HILL ROAD LILYDALE VIC 3140

Sold Price

\$602,000

Sold Date

25-Feb-26

2

1

1

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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