

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 Herb Farm Lane, Lilydale Vic 3140

Indicative selling price

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

Range between \$760,000

&

\$790,000

Median sale price

Median price \$605,000

Property Type Unit

Suburb Lilydale

Period - From 26/08/2025

to

25/08/2026

Source Property Data

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	4/14 Creek Rd LILYDALE 3140	\$775,000	31/07/2026
2	5A Coral CI LILYDALE 3140	\$780,000	23/04/2026
3	10 Themeda PI LILYDALE 3140	\$762,000	11/03/2026

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:

26/08/2026 14:08



 3  2  2

Rooms: 4

Property Type: Unit

Land Size: 285 sqm approx

Agent Comments

Indicative Selling Price

\$760,000 - \$790,000

Median Unit Price

26/08/2025 - 25/08/2026: \$605,000

Comparable Properties



4/14 Creek Rd LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$775,000

Method: Private Sale

Date: 31/07/2026

Property Type: Unit

Land Size: 357 sqm approx

5A Coral CI LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$780,000

Method: Private Sale

Date: 23/04/2026

Property Type: House (Res)

Land Size: 311 sqm approx



10 Themeda PI LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  2

Price: \$762,000

Method: Private Sale

Date: 11/03/2026

Property Type: House