

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

16 COBDEN CRESCENT 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,500

Property type

Unit

Suburb

Lilydale

Period-from

01 Apr 2025

to

31 Mar 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

16A COBDEN CRESCENT LILYDALE VIC 3140	\$805,000	20-Oct-25
27A OLD GIPPSLAND ROAD LILYDALE VIC 3140	\$800,000	21-Jan-26
3/54 BRISTOL CRESCENT LILYDALE VIC 3140	\$860,000	06-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: 13 April 2026



16A COBDEN CRESCENT LILYDALE VIC 3140

Sold Price
\$805,000
Sold Date
20-Oct-25

3
2
2

Distance
0km



27A OLD GIPPSLAND ROAD LILYDALE VIC 3140

Sold Price
\$800,000
Sold Date
21-Jan-26

3
2
2

Distance
0.44km



3/54 BRISTOL CRESCENT LILYDALE VIC 3140

Sold Price
\$860,000
Sold Date
06-Feb-26

3
2
2

Distance
1.15km

RS = Recent sale
UN = Undisclosed Sale

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