

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

3 COOZAC PLACE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,500

Property type

Unit

Suburb

Lilydale

Period-from

01 Aug 2024

to

31 Jul 2025

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

2/13 THE EYRIE LILYDALE VIC 3140	\$715,000	17-Mar-25
1 ASSUNTA PLACE LILYDALE VIC 3140	\$732,000	25-Feb-25
20 BLAIR STREET LILYDALE VIC 3140	\$765,000	22-Apr-25

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: 12 August 2025



2/13 THE EYRIE LILYDALE VIC 3140 Sold Price **\$715,000** Sold Date **17-Mar-25**

3 2 2

Distance **0.42km**



1 ASSUNTA PLACE LILYDALE VIC 3140 Sold Price **\$732,000** Sold Date **25-Feb-25**

3 2 2

Distance **1.03km**



20 BLAIR STREET LILYDALE VIC 3140 Sold Price **\$765,000** Sold Date **22-Apr-25**

3 2 2

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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