

# 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

3/84 Castella 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)

Range between

\$580,000

&

\$620,000

### Median sale price

Median price

\$609,000

Property Type

Unit

Suburb

Lilydale

Period - From

24/01/2025

to

23/07/2025

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3/38 The Eyrie , Lilydale Vic	\$592,000	17/04/2025
5 Patel Cl, Lilydale Vic	\$600,000	25/04/2025
3/17 Gardiner St, Lilydale Vic	\$594,950	21/05/2025

This Statement of Information was prepared on:

24/07/2025