

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

1/5 Deschamps Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price

\$973,000

Property Type

House

Suburb

Lilydale

Period - From

01/04/2025

to

30/06/2025

Source

REIV

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	1/9 North Rd LILYDALE 3140	\$658,000	13/05/2025
2	1/81 Cavehill Rd LILYDALE 3140	\$605,000	07/04/2025
3	15 Old Gippsland Rd LILYDALE 3140	\$622,500	05/04/2025

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:

29/07/2025 14:39

1/5 Deschamps Street, Lilydale Vic 3140

**Jellis
Craig**

Jack Smith

9735 0000

0439 460 844

jacksmith@jellisrcraig.com.au

Indicative Selling Price

\$595,000 - \$650,000

Median House Price

June quarter 2025: \$973,000



3 1 1

Property Type:

Agent Comments

Comparable Properties



1/9 North Rd LILYDALE 3140 (REI/VG)

Agent Comments

3 1 1

Price: \$658,000

Method: Private Sale

Date: 13/05/2025

Property Type: Unit

Land Size: 197 sqm approx



1/81 Cavehill Rd LILYDALE 3140 (REI)

Agent Comments

2 2 1

Price: \$605,000

Method: Private Sale

Date: 07/04/2025

Property Type: House

Land Size: 308 sqm approx



15 Old Gippsland Rd LILYDALE 3140 (REI/VG)

Agent Comments

3 2 2

Price: \$622,500

Method: Private Sale

Date: 05/04/2025

Property Type: House

Land Size: 673 sqm approx

Account - Jellis Craig | P: 03 9726 8888



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