## 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	cons	sumer.vic.go	ov.au/	underquot/	ting		
Range betweer	\$595,000		&		\$650,000			
Median sale pr	rice							
Median price	\$973,000	Pro	operty Type	Hou	se		Suburb	Lilydale
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ade	dress 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



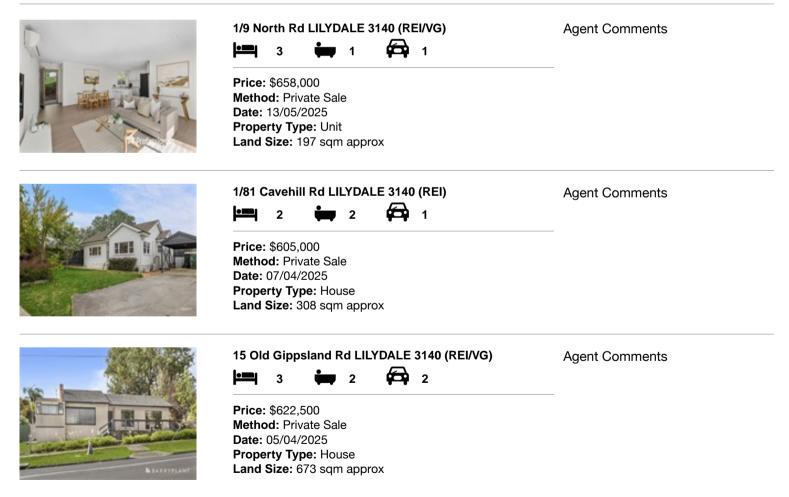




Property Type: Agent Comments Jack Smith 9735 0000 0439 460 844 jacksmith@jelliscraig.com.au

Indicative Selling Price \$595,000 - \$650,000 Median House Price June quarter 2025: \$973,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 9726 8888



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