

# 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

1/6 Deschamps 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 \$700,000

&

\$760,000

### Median sale price

Median price \$620,000

Property Type Unit

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	4 Abbie CI LILYDALE 3140	\$745,000	07/06/2025
2	5/5 Albert Rd LILYDALE 3140	\$752,000	17/05/2025
3	2 Jessica Park Dr LILYDALE 3140	\$760,000	03/03/2025

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:

16/07/2025 16:16

1/6 Deschamps Street, Lilydale Vic 3140

**Jellis  
Craig**

Justin Ross

9726 8888

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justinross@jellisrcraig.com.au



3 2 2

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$700,000 - \$760,000

**Median Unit Price**

June quarter 2025: \$620,000

## Comparable Properties



**4 Abbie CI LILYDALE 3140 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$745,000

**Method:** Private Sale

**Date:** 07/06/2025

**Property Type:** Unit

**Land Size:** 314 sqm approx



**5/5 Albert Rd LILYDALE 3140 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$752,000

**Method:** Private Sale

**Date:** 17/05/2025

**Property Type:** Townhouse (Single)

**Land Size:** 257 sqm approx



**2 Jessica Park Dr LILYDALE 3140 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$760,000

**Method:** Private Sale

**Date:** 03/03/2025

**Property Type:** House

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



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