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

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 Cl 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

Jellis Craig

Justin Ross
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Indicative Selling Price
$700,000 - $760,000
Median Unit Price
June quarter 2025: $620,000

🛏 3   🛁 2   🚗 2

Property Type: Unit
Agent Comments

Comparable Properties

4 Abbie Cl LILYDALE 3140 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $745,000
Method: Private Sale
Date: 07/06/2025
Property Type: Unit
Land Size: 314 sqm approx

Agent Comments

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

🛏 3   🛁 2   🚗 2

Price: $752,000
Method: Private Sale
Date: 17/05/2025
Property Type: Townhouse (Single)
Land Size: 257 sqm approx

Agent Comments

2 Jessica Park Dr LILYDALE 3140 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $760,000
Method: Private Sale
Date: 03/03/2025
Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 9726 8888