

# 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

21 Deschamps Street, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$850,000

&

\$920,000

### Median sale price

Median price

\$867,500

Property Type

House

Suburb

Lilydale

Period - From

01/01/2025

to

31/03/2025

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 Nicholas St LILYDALE 3140	\$890,000	19/03/2025
2	17 Baker St LILYDALE 3140	\$888,000	23/11/2024
3			

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:

17/04/2025 11:54

21 Deschamps Street, Lilydale Vic 3140

woodards 

Bruno Cascianelli

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**Indicative Selling Price**

\$850,000 - \$920,000

**Median House Price**

March quarter 2025: \$867,500



 4  1  0

**Rooms:** 7

**Property Type:** House

**Land Size:** 822.397 sqm approx

Agent Comments

## Comparable Properties



**1 Nicholas St LILYDALE 3140 (REI)**

 2  1  2

Agent Comments

**Price:** \$890,000

**Method:** Private Sale

**Date:** 19/03/2025

**Property Type:** House

**Land Size:** 1100 sqm approx



**17 Baker St LILYDALE 3140 (REI)**

 3  1  -

Agent Comments

**Price:** \$888,000

**Method:** Auction Sale

**Date:** 23/11/2024

**Property Type:** House (Res)

**Land Size:** 894 sqm approx

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.

Account - Woodards | P: 03 9735 5050 | F: 03 9739 5080



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