## 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	1/29 Rouke Street, Lilydale Vic 3140
Including suburb and	·
postcode	

#### Indicative selling price

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

Range between \$690,000 &	\$740,000
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#### Median sale price

Median price	\$643,250	Pro	perty Type	Townhouse		Suburb	Lilydale
Period - From	12/11/2024	to	11/11/2025		Source	Property	/ Data

# 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.

Α	ddress of comparable property	Price	Date of sale
1	40 Kidgell St LILYDALE 3140	\$720,000	08/11/2025

2	40 Kidgell St LILYDALE 3140	\$730,000	09/10/2025
3	1/8 Nicholas St LILYDALE 3140	\$720,000	16/09/2025

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:	12/11/2025 15:17









Indicative Selling Price \$690,000 - \$740,000 Median Townhouse Price 12/11/2024 - 11/11/2025: \$643,250

# Comparable Properties



40 Kidgell St LILYDALE 3140 (REI)

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3

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2

Price: \$720,000 Method: Private Sale Date: 08/11/2025 Property Type: House Land Size: 193 sqm approx **Agent Comments** 



40 Kidgell St LILYDALE 3140 (REI)

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3



**Price:** \$730,000 **Method:** Private Sale **Date:** 09/10/2025

Property Type: House (Res)

**Agent Comments** 



1/8 Nicholas St LILYDALE 3140 (REI)

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3

Price: \$720,000 Method: Private Sale Date: 16/09/2025 Property Type: Unit

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2

Agent Comments

Account - Barry Plant | P: 03 9735 3300





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