Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and	1 Jaipril Place, Lilydale Vic 3140
postcode	
postcode	

Indicative selling price

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

Range between	\$430,000	&	\$460,000
nalige between	φ430,000	α	φ400,000

Median sale price

Median price	\$642,000	Pro	pperty Type Uni	t		Suburb	Lilydale
Period - From	01/07/2025	to	30/09/2025	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.

Address of comparable property

,	and the companion property		Date of care
1	3/78 Castella St LILYDALE 3140	\$482,500	26/09/2025
2	3 Holly PI LILYDALE 3140	\$455,000	11/07/2025
3	2/30 Kidgell St LILYDALE 3140	\$450,000	04/07/2025

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:	06/11/2025 11:12
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Date of sale









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$430,000 - \$460,000 Median Unit Price September quarter 2025: \$642,000

Comparable Properties



3/78 Castella St LILYDALE 3140 (REI/VG)

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Agent Comments

Price: \$482,500 Method: Private Sale Date: 26/09/2025 Property Type: Unit

Land Size: 111 sqm approx

3 Holly PI LILYDALE 3140 (REI/VG)

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Agent Comments

Price: \$455,000 Method: Private Sale Date: 11/07/2025 Property Type: Unit

Land Size: 1148 sqm approx

2/30 Kidgell St LILYDALE 3140 (REI/VG)

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Agent Comments

Price: \$450,000 Method: Private Sale Date: 04/07/2025 Property Type: Unit

Account - Woodards | P: 0390563899





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