

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

2/18 Deschamps Street, Lilydale Vic 3140

Indicative selling price

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

Range between

\$400,000

&

\$440,000

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	2/30 Kidgell St LILYDALE 3140	\$450,000	04/07/2025
2	3/12 Taylor St LILYDALE 3140	\$438,500	03/04/2025
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:

24/09/2025 09:55

2/18 Deschamps Street, Lilydale Vic 3140

woodards 

Bruno Cascianelli

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Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

June quarter 2025: \$620,000



 1  1  1

Property Type: Unit

Land Size: 115 sqm approx

Agent Comments

Comparable Properties



2/30 Kidgell St LILYDALE 3140 (REI)

Agent Comments

 1  1  1

Price: \$450,000

Method: Private Sale

Date: 04/07/2025

Property Type: Unit



3/12 Taylor St LILYDALE 3140 (REI)

Agent Comments

 1  1  1

Price: \$438,500

Method: Private Sale

Date: 03/04/2025

Property Type: Unit

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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