

# 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

2/22-24 Rouke 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 \$540,000

&

\$580,000

### Median sale price

Median price \$915,000

Property Type House

Suburb Lilydale

Period - From 01/10/2024

to 31/12/2024

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 Duffity PI LILYDALE 3140	\$590,000	05/03/2025
2	2 Alanah CI LILYDALE 3140	\$560,000	19/02/2025
3	1 Clifton PI LILYDALE 3140	\$580,000	14/12/2024

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:

03/04/2025 09:25



Property Type:  
Agent Comments

Indicative Selling Price  
\$540,000 - \$580,000  
Median House Price  
December quarter 2024: \$915,000

## Comparable Properties



2 Duffity PI LILYDALE 3140 (REI)

Agent Comments



Price: \$590,000  
Method: Private Sale  
Date: 05/03/2025  
Property Type: House



2 Alanah CI LILYDALE 3140 (REI)

Agent Comments



Price: \$560,000  
Method: Private Sale  
Date: 19/02/2025  
Property Type: Townhouse (Single)



1 Clifton PI LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$580,000  
Method: Private Sale  
Date: 14/12/2024  
Property Type: Townhouse (Single)