

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

4/9 DESCHAMPS STREET LILYDALE VIC 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$897,500

Property type

Other

Suburb

Lilydale

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

3/12 ALBERT HILL ROAD LILYDALE VIC 3140	\$701,000	04-Apr-25
12/17 MCCOMB STREET LILYDALE VIC 3140	\$700,000	06-Mar-25
2/15 BERESFORD ROAD LILYDALE VIC 3140	\$650,000	13-Feb-25

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 6 months.

This Statement of Information was prepared on: 21 July 2025



3/12 ALBERT HILL ROAD LILYDALE VIC 3140 Sold Price **\$701,000** Sold Date **04-Apr-25**

3 2 2

Distance **0.05km**



12/17 MCCOMB STREET LILYDALE VIC 3140 Sold Price **\$700,000** Sold Date **06-Mar-25**

3 2 2

Distance **0.35km**



2/15 BERESFORD ROAD LILYDALE VIC 3140 Sold Price **\$650,000** Sold Date **13-Feb-25**

2 1 2

Distance **0.67km**

RS = Recent sale **UN** = Undisclosed Sale

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