

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

7/14 Deschamps Street, Lilydale Vic 3140

Indicative selling price

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

Single price \$749,950

Median sale price

Median price \$642,000

Property Type Unit

Suburb Lilydale

Period - From 01/07/2025

to 30/09/2025

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	64 Outlook Dr CHIRNSIDE PARK 3116	\$727,500	13/10/2025
2	2/63 Victoria Rd CHIRNSIDE PARK 3116	\$750,000	03/10/2025
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:

29/10/2025 13:10



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$749,950

Median Unit Price

September quarter 2025: \$642,000

Comparable Properties



64 Outlook Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3  2  2

Price: \$727,500

Method: Private Sale

Date: 13/10/2025

Property Type: Townhouse (Single)



2/63 Victoria Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3  2  2

Price: \$750,000

Method: Private Sale

Date: 03/10/2025

Property Type: House

Land Size: 370 sqm approx