

# 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

6/62 Castella Street, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$605,000

### Median sale price

Median price \$973,000 Property Type House 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	2/8 Nicholas St LILYDALE 3140	\$600,000	16/07/2025
2	6/13 Nicholas St LILYDALE 3140	\$550,000	09/06/2025
3	2 Dylan Cl LILYDALE 3140	\$575,000	29/04/2025

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:

14/08/2025 15:47



 2  2  1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$550,000 - \$605,000  
**Median House Price**  
June quarter 2025: \$973,000

## Comparable Properties



**2/8 Nicholas St LILYDALE 3140 (REI)**

Agent Comments

 2  2  1

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 16/07/2025  
**Property Type:** Townhouse (Single)



**6/13 Nicholas St LILYDALE 3140 (REI)**

Agent Comments

 2  2  1

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 09/06/2025  
**Property Type:** Townhouse (Res)



**2 Dylan CI LILYDALE 3140 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 29/04/2025  
**Property Type:** Townhouse (Single)

**Account - Barry Plant** | P: 03 9735 3300