

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

3/20 Kidgell Street, Lilydale Vic 3140

Indicative selling price

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

Range between

\$600,000

&

\$660,000

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	1/26 McComb St LILYDALE 3140	\$690,000	22/10/2025
2	1/5 Deschamps St LILYDALE 3140	\$630,000	01/10/2025
3	1/17 Blair St LILYDALE 3140	\$690,000	19/08/2025

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:

03/12/2025 13:22

3/20 Kidgell Street, Lilydale Vic 3140



3 1 1

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

September quarter 2025: \$642,000

Comparable Properties



1/26 Mccomb St LILYDALE 3140 (REI)

Agent Comments

3 1 2

Price: \$690,000

Method: Private Sale

Date: 22/10/2025

Property Type: Unit

Land Size: 286 sqm approx



1/5 Deschamps St LILYDALE 3140 (REI)

Agent Comments

3 1 1

Price: \$630,000

Method: Private Sale

Date: 01/10/2025

Property Type: Unit

Land Size: 277 sqm approx



1/17 Blair St LILYDALE 3140 (VG)

Agent Comments

3 - -

Price: \$690,000

Method: Sale

Date: 19/08/2025

Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9735 3300



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