

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

2/29 Rouke Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$641,250

Property Type Townhouse

Suburb Lilydale

Period - From 18/03/2025

to

17/03/2026

Source Property Data

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.

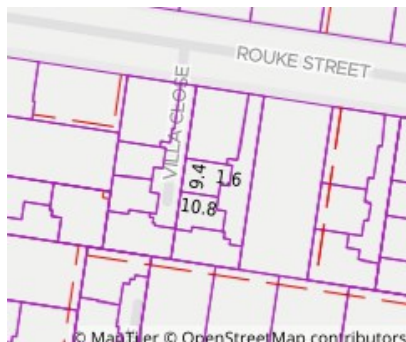
	Address of comparable property	Price	Date of sale
1	4/71 Anderson St LILYDALE 3140	\$622,500	29/01/2026
2	6/71 Anderson St LILYDALE 3140	\$610,000	29/01/2026
3	1/13 Black St LILYDALE 3140	\$605,000	08/12/2025

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:

18/03/2026 16:15



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Townhouse Price

18/03/2025 - 17/03/2026: \$641,250

Comparable Properties



4/71 Anderson St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$622,500

Method: Private Sale

Date: 29/01/2026

Property Type: Townhouse (Single)



6/71 Anderson St LILYDALE 3140 (REI)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 29/01/2026

Property Type: Townhouse (Single)



1/13 Black St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$605,000

Method: Private Sale

Date: 08/12/2025

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9735 3300