

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

7/22 Blair Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$650,000 & \$710,000

Median sale price

Median price \$950,000 Property Type House Suburb Lilydale

Period - From 01/01/2026 to 31/03/2026 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	4/9 Deschamps St LILYDALE 3140	\$700,000	13/12/2025
2	14/22-24 Rouke St LILYDALE 3140	\$700,000	03/12/2025
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:

28/05/2026 12:41

3 2 2

Property Type: House (Res)

Agent Comments

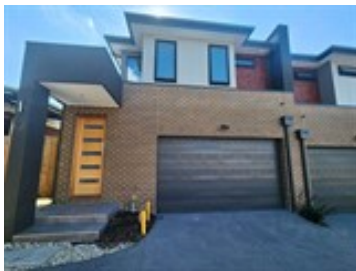
Indicative Selling Price

\$650,000 - \$710,000

Median House Price

March quarter 2026: \$950,000

Comparable Properties



4/9 Deschamps St LILYDALE 3140 (REI/VG)

Agent Comments

3 2 2

Price: \$700,000

Method: Private Sale

Date: 13/12/2025

Property Type: Townhouse (Single)



14/22-24 Rouke St LILYDALE 3140 (REI)

Agent Comments

3 2 2

Price: \$700,000

Method: Private Sale

Date: 03/12/2025

Property Type: House

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.