

# 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

4/14 Creek Road, 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 \$750,000 & \$800,000

### Median sale price

Median price \$605,000 Property Type Unit Suburb Lilydale

Period - From 27/05/2025 to 26/05/2026 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	30 Winnetka Dr LILYDALE 3140	\$750,000	17/04/2026
2	64 Roseman Rd CHIRNSIDE PARK 3116	\$783,000	13/03/2026
3	49 Kidgell St LILYDALE 3140	\$760,000	05/12/2025

**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:

27/05/2026 17:28



3   2   2

**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 357 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$750,000 - \$800,000  
**Median Unit Price**  
 27/05/2025 - 26/05/2026: \$605,000

## Comparable Properties



**30 Winnetka Dr LILYDALE 3140 (REI)**

Agent Comments

3   2   1

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 17/04/2026  
**Property Type:** House  
**Land Size:** 397 sqm approx



**64 Roseman Rd CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$783,000  
**Method:** Private Sale  
**Date:** 13/03/2026  
**Property Type:** House  
**Land Size:** 421 sqm approx



**49 Kidgell St LILYDALE 3140 (REI/VG)**

Agent Comments

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**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 05/12/2025  
**Property Type:** House  
**Land Size:** 342 sqm approx

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