

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

21 Bellbird Drive, Lilydale Vic 3140

Indicative selling price

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

Single price

\$1,950,000

Median sale price

Median price

\$965,000

Property Type

House

Suburb

Lilydale

Period - From

01/04/2026

to

30/06/2026

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 Trinity CI LILYDALE 3140	\$1,984,000	04/05/2026
2			
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:

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4 2 2

Property Type: House
Land Size: 2218 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000
Median House Price
June quarter 2026: \$965,000

Comparable Properties



4 Trinity CI LILYDALE 3140 (REI/VG)

Agent Comments

5 3 2

Price: \$1,984,000
Method: Private Sale
Date: 04/05/2026
Property Type: House (Res)
Land Size: 1765 sqm approx

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.