

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*



UNIT Offered for sale

Address
Including suburb and
postcode 1-4/13 KIDGELL STREET, LILYDALE VIC 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Unit 1/13 Kidgell Street, Lilydale Vic 3140	\$899,000	Or range between	\$	&	\$
Unit 2/13 Kidgell Street, Lilydale Vic 3140	\$875,000	Or range between	\$	&	\$
Unit 3/13 Kidgell Street, Lilydale Vic 3140	\$875,000	Or range between	\$	&	\$
Unit 4/13 Kidgell Street, Lilydale Vic 3140	\$799,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$620,000

Suburb LILYDALE

Period - From 01/04/2025

To 31/03/2026

Source PRICE FINDER

Comparable property sales (*Delete A or B below as applicable)

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

25/06/2026