

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

3 RAFFAELE CLOSE 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)

Single Price

or range
between

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Lilydale

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

7/22 BLAIR STREET LILYDALE VIC 3140	\$701,000	15-Jun-26
7/62 CASTELLA STREET LILYDALE VIC 3140	\$725,000	10-Feb-26
2/11 MAROONDAH HIGHWAY LILYDALE VIC 3140	\$690,000	10-Jul-26

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 6 months.~~

This Statement of Information was prepared on: 18 August 2026



7/22 BLAIR STREET LILYDALE VIC 3140 Sold Price **\$701,000** Sold Date **15-Jun-26**
 Distance **0.42km**
 3 2 2



7/62 CASTELLA STREET LILYDALE VIC 3140 Sold Price **\$725,000** Sold Date **10-Feb-26**
 Distance **1.17km**
 3 2 2



2/11 MAROONDAH HIGHWAY LILYDALE VIC 3140 Sold Price ^{RS} **\$690,000** Sold Date **10-Jul-26**
 Distance **0.51km**
 3 2 2

RS = Recent sale **UN** = Undisclosed Sale

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