

# 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

52 Castella Street, 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 \$953,500 Property Type House Suburb Lilydale

Period - From 13/06/2023 to 12/06/2024 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	13 Kidgell St LILYDALE 3140	\$810,000	04/03/2024
2	2 Winnetka Dr LILYDALE 3140	\$750,000	15/01/2024
3	388 Swansea Rd LILYDALE 3140	\$720,000	16/05/2024

**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:

13/06/2024 10:37



**Rooms:** 3  
**Property Type:** House  
**Land Size:** 556 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$750,000 - \$800,000  
**Median House Price**  
 13/06/2023 - 12/06/2024: \$953,500

## Comparable Properties



**13 Kidgell St LILYDALE 3140 (REI)**

Agent Comments



**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 04/03/2024  
**Property Type:** House  
**Land Size:** 1064 sqm approx



**2 Winnetka Dr LILYDALE 3140 (REI/VG)**

Agent Comments



**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 15/01/2024  
**Property Type:** House  
**Land Size:** 349 sqm approx



**388 Swansea Rd LILYDALE 3140 (REI)**

Agent Comments



**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 16/05/2024  
**Property Type:** House (Res)  
**Land Size:** 870 sqm approx

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