

## 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

2/13 SLEVIN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$643,500

Property type

Unit

Suburb

Lilydale

Period-from

01 Apr 2025

to

31 Mar 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

7/29 SLEVIN STREET LILYDALE VIC 3140	\$615,100	19-Nov-25
4/29 SLEVIN STREET LILYDALE VIC 3140	\$651,100	12-Feb-26
2/9 STUART ROAD LILYDALE VIC 3140	\$653,000	05-Feb-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: 13 April 2026



**7/29 SLEVIN STREET LILYDALE  
 VIC 3140**

2 1 1

Sold Price **\$615,100** Sold Date **19-Nov-25**

Distance **0.14km**



**4/29 SLEVIN STREET LILYDALE  
 VIC 3140**

2 1 1

Sold Price <sup>RS</sup> **\$651,100** Sold Date **12-Feb-26**

Distance **0.14km**



**2/9 STUART ROAD LILYDALE VIC  
 3140**

2 1 1

Sold Price **\$653,000** Sold Date **05-Feb-26**

Distance **0.59km**

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

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