

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 Villa Close, Lilydale Vic 3140

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$640,000 Property Type Townhouse Suburb Lilydale

Period - From 08/04/2025 to 07/04/2026 Source Property Data

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.

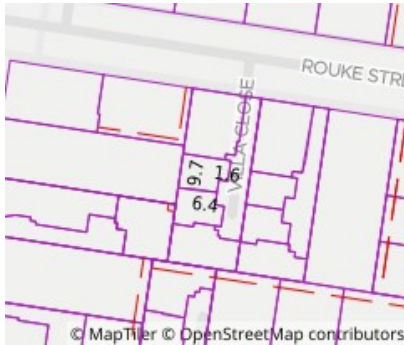
	Address of comparable property	Price	Date of sale
1	2/29 Rouke St LILYDALE 3140	\$650,000	25/03/2026
2	3/32 Kidgell St LILYDALE 3140	\$620,000	20/03/2026
3	4/71 Anderson St LILYDALE 3140	\$622,500	29/01/2026

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:

08/04/2026 16:41



Property Type:
Divorce/Estate/Family Transfers
Land Size: 120 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Townhouse Price
08/04/2025 - 07/04/2026: \$640,000

Comparable Properties



2/29 Rouke St LILYDALE 3140 (REI)

[Agent Comments](#)



Price: \$650,000
Method: Private Sale
Date: 25/03/2026
Property Type: Townhouse (Res)



3/32 Kidgell St LILYDALE 3140 (REI/VG)

[Agent Comments](#)



Price: \$620,000
Method: Private Sale
Date: 20/03/2026
Property Type: Unit



4/71 Anderson St LILYDALE 3140 (REI/VG)

[Agent Comments](#)



Price: \$622,500
Method: Private Sale
Date: 29/01/2026
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9735 3300