

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 Arna Mews, Lilydale Vic 3140

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

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

Period - From 25/03/2025 to 24/03/2026 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	7/62 Castella St LILYDALE 3140	\$725,000	09/02/2026
2	7/14 Deschamps St LILYDALE 3140	\$735,000	08/01/2026
3	4/9 Deschamps St LILYDALE 3140	\$700,000	13/12/2025

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:

25/03/2026 17:46



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Townhouse Price
25/03/2025 - 24/03/2026: \$640,000

Comparable Properties



7/62 Castella St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$725,000
Method: Private Sale
Date: 09/02/2026
Property Type: Townhouse (Res)

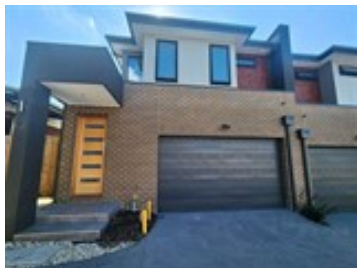


7/14 Deschamps St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$735,000
Method: Private Sale
Date: 08/01/2026
Property Type: House (Res)



4/9 Deschamps St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 13/12/2025
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9735 3300