

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

4 DUFFITY PLACE 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

\$575,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Lilydale

Period-from

01 Mar 2025

to

28 Feb 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

3 TRAVIS CLOSE LILYDALE VIC 3140	\$580,000	11-Nov-25
3/21 MCCOMB STREET LILYDALE VIC 3140	\$595,000	14-Nov-25
7-11 CHARLES ROAD LILYDALE VIC 3140	\$605,000	03-Dec-25

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: 03 March 2026



3 TRAVIS CLOSE LILYDALE VIC 3140

2 2 1

Sold Price **\$580,000** Sold Date **11-Nov-25**

Distance **0.33km**



3/21 MCCOMB STREET LILYDALE VIC 3140

2 2 1

Sold Price **\$595,000** Sold Date **14-Nov-25**

Distance **0.23km**



7-11 CHARLES ROAD LILYDALE VIC 3140

2 2 1

Sold Price ^{RS} **\$605,000** Sold Date **03-Dec-25**

Distance **3.53km**

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

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