

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

07/10/2026

Property offered for sale

Address
Including suburb and postcode

21 Bellbird Drive, Lilydale Vic 3140

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	278	2,218

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price \$1,950,000

or

Range between

&

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price \$965,000

Property type House

Suburb Lilydale

Period: from 01/04/2026

to 30/06/2026

Source REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	4 Trinity CI LILYDALE 3140				
Sale price	\$1,984,000	Date of sale	04/05/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	5	3	2	N/A	1,765

Comparable property 2

Address	31 Edinburgh Rd LILYDALE 3140				
Sale price	\$1,940,000	Date of sale	11/04/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	4	N/A	5,398

Comparable property 3

Address	N/A				
Sale price	N/A	Date of sale	N/A		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

There are no more comparable properties sold in the last 6 months

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	<input type="text"/>	Unconditional sale date	<input type="text"/>
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This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=c90c18224c365614d5760eb34a168c4d>



 4  2  2

Property Type: House
Land Size: 2218 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000
Median House Price
June quarter 2026: \$965,000

Comparable Properties



4 Trinity CI LILYDALE 3140 (REI)

Agent Comments

 5  3  2

Price: \$1,984,000
Method: Private Sale
Date: 04/05/2026
Property Type: House (Res)
Land Size: 1765 sqm approx



31 Edinburgh Rd LILYDALE 3140 (REI)

Agent Comments

 4  2  4

Price: \$1,940,000
Method: Private Sale
Date: 11/04/2026
Property Type: House
Land Size: 5398 sqm approx

There are no more comparable properties sold in the last 6 months

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