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	7/62 Castella Street, Lilydale Vic 3140

Indicative selling price

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

Range between $650,000 & $715,000

Median sale price

Median price $641,250 Property Type Townhouse Suburb Lilydale

Period - From 05/02/2025 to 04/02/2026 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	7/14 Deschamps St LILYDALE 3140	$735,000	08/01/2026
2	4/9 Deschamps St LILYDALE 3140	$700,000	13/12/2025
3	14/22-24 Rouke St LILYDALE 3140	$700,000	03/12/2025

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: 05/02/2026 01:44

7/62 Castella Street, Lilydale Vic 3140



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Property Type: Strata Unit/Townhouse - Conjoined

Agent Comments

Indicative Selling Price
$650,000 - $715,000
Median Townhouse Price
05/02/2025 - 04/02/2026: $641,250

Comparable Properties



7/14 Deschamps St LILYDALE 3140 (REI)

3 2 2

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

Agent Comments



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

3 2 2

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

Agent Comments



14/22-24 Rouke St LILYDALE 3140 (REI)

3 2 2

Price: $700,000
Method: Private Sale
Date: 03/12/2025
Property Type: House

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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