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	40 Kidgell Street, Lilydale Vic 3140

Indicative selling price

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

Range between $690,000 & $759,000

Median sale price

Median price $625,000 Property Type Townhouse Suburb Lilydale

Period - From 23/09/2024 to 22/09/2025 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	2/55 Albert Hill Rd LILYDALE 3140	$720,000	19/07/2025
2	6 Thompson Cr CHIRNSIDE PARK 3116	$715,000	17/04/2025
3	57 Botanica Dr CHIRNSIDE PARK 3116	$730,000	10/04/2025

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: 23/09/2025 15:42

40 Kidgell Street, Lilydale Vic 3140

JellisCraig



3 2 1

Property Type: Townhouse
Land Size: 193 sqm approx

Agent Comments

Indicative Selling Price
$690,000 - $759,000
Median Townhouse Price
23/09/2024 - 22/09/2025: $625,000

Comparable Properties



2/55 Albert Hill Rd LILYDALE 3140 (REI/VG)

3 2 2

Price: $720,000
Method: Auction Sale
Date: 19/07/2025
Property Type: Townhouse (Res)
Land Size: 182 sqm approx

Agent Comments



6 Thompson Cr CHIRNSIDE PARK 3116 (REI/VG)

3 2 2

Price: $715,000
Method: Private Sale
Date: 17/04/2025
Property Type: Townhouse (Single)
Land Size: 162 sqm approx

Agent Comments



57 Botanica Dr CHIRNSIDE PARK 3116 (REI/VG)

3 2 2

Price: $730,000
Method: Private Sale
Date: 10/04/2025
Property Type: House
Land Size: 240 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE

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