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<br>Including suburb and postcode | 49 Kidgell Street, Lilydale Vic 3140 |

## Indicative selling price

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

Single price $774,950

## Median sale price

Median price $886,500 Property Type House Suburb Lilydale

Period - From 06/11/2024 to 05/11/2025 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 | 7 Camplin Rise LILYDALE 3140 | $750,000 | 28/10/2025 |
| 2 | 30a Morokai Gr LILYDALE 3140 | $765,000 | 29/09/2025 |
| 3 | 110 Victoria Rd LILYDALE 3140 | $775,000 | 08/09/2025 |

**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: 06/11/2025 15:49

# 49 Kidgell Street, Lilydale Vic 3140



**Property Type:**
Agent Comments

**Indicative Selling Price**
$774,950
**Median House Price**
06/11/2024 - 05/11/2025: $886,500

## Comparable Properties



**7 Camplin Rise LILYDALE 3140 (REI)**

3 2 -

**Price:** $750,000
**Method:** Private Sale
**Date:** 28/10/2025
**Property Type:** House
**Land Size:** 519 sqm approx

Agent Comments



**30a Morokai Gr LILYDALE 3140 (REI)**

3 1 2

**Price:** $765,000
**Method:** Private Sale
**Date:** 29/09/2025
**Property Type:** House (Res)
**Land Size:** 316 sqm approx

Agent Comments



**110 Victoria Rd LILYDALE 3140 (REI)**

3 2 2

**Price:** $775,000
**Method:** Private Sale
**Date:** 08/09/2025
**Property Type:** House (Res)
**Land Size:** 357 sqm approx

Agent Comments

**Account** - Barry Plant | P: 03 9735 3300

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