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	5 Themeda Place, Lilydale Vic 3140

Indicative selling price

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

Range between $590,000 & $640,000

Median sale price

Median price $611,850 Property Type Unit Suburb Lilydale

Period - From 01/10/2024 to 30/09/2025 Source REIV

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	7/71 Anderson St LILYDALE 3140	$600,000	28/08/2025
2	3/84 Castella St LILYDALE 3140	$614,000	12/08/2025
3	3/17 Gardiner St LILYDALE 3140	$594,950	21/05/2025

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: 11/11/2025 12:12

5 Themeda Place, Lilydale Vic 3140

JellisCraig

Patrick Donker
9726 8888
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2 1 2

Property Type: Unit
Land Size: 145 sqm approx

Agent Comments

Indicative Selling Price
$590,000 - $640,000
Median Unit Price
Year ending September 2025: $611,850

Comparable Properties

7/71 Anderson St LILYDALE 3140 (REI/VG)

2 1 1

Price: $600,000
Method: Private Sale
Date: 28/08/2025
Property Type: Townhouse (Res)

Agent Comments



3/84 Castella St LILYDALE 3140 (REI/VG)

2 1 1

Price: $614,000
Method: Private Sale
Date: 12/08/2025
Property Type: Townhouse (Single)

Agent Comments



3/17 Gardiner St LILYDALE 3140 (REI)

2 1 1

Price: $594,950
Method: Private Sale
Date: 21/05/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE | propertydata.com.au

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