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 Kidgell Street, Lilydale Vic 3140

Indicative selling price

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

Range between $900,000 & $970,000

Median sale price

Median price $890,000 Property Type House Suburb Lilydale

Period - From 01/07/2025 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	41 Grandvalley Dr CHIRNSIDE PARK 3116	$967,777	09/07/2025
2	7 Beresford Rd LILYDALE 3140	$900,000	01/07/2025
3	3 Mansion Pl CHIRNSIDE PARK 3116	$925,000	06/06/2025

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: 24/11/2025 12:09

7 Kidgell Street, Lilydale Vic 3140

JellisCraig



3 2 2

Property Type: House
Land Size: 942 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $970,000
Median House Price
September quarter 2025: $890,000

Comparable Properties



41 Grandvalley Dr CHIRNSIDE PARK 3116 (VG)

4 - -

Price: $967,777
Method: Sale
Date: 09/07/2025
Property Type: House (Res)
Land Size: 888 sqm approx

Agent Comments



7 Beresford Rd LILYDALE 3140 (REI/VG)

4 2 1

Price: $900,000
Method: Private Sale
Date: 01/07/2025
Property Type: House
Land Size: 864 sqm approx

Agent Comments



3 Mansion Pl CHIRNSIDE PARK 3116 (REI/VG)

4 2 2

Price: $925,000
Method: Private Sale
Date: 06/06/2025
Property Type: House
Land Size: 1032 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE | propertydata.com.au

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