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	18 The Eyrie, Lilydale Vic 3140

Indicative selling price

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

Range between $750,000 & $825,000

Median sale price

Median price $915,000 Property Type House 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	69 Britannia Way LILYDALE 3140	$800,000	31/05/2025
2	50 Trafalgar Cr LILYDALE 3140	$819,000	13/08/2025
3	416 Main St LILYDALE 3140	$760,000	28/06/2025

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: 05/11/2025 10:37

18 The Eyrie, Lilydale Vic 3140

JellisCraig

Patrick Donker
9726 8888
0432 045 346
patrickdonker@jelliscraig.com.au



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$750,000 - $825,000
Median House Price
Year ending September 2025: $915,000

Comparable Properties

69 Britannia Way LILYDALE 3140 (REI)

3 2 4

Agent Comments

Price: $800,000
Method:
Date: 31/05/2025
Property Type: House



50 Trafalgar Cr LILYDALE 3140 (REI/VG)

3 1 2

Agent Comments

Price: $819,000
Method: Private Sale
Date: 13/08/2025
Property Type: House
Land Size: 1063 sqm approx



416 Main St LILYDALE 3140 (REI/VG)

3 1 2

Agent Comments

Price: $760,000
Method: Private Sale
Date: 28/06/2025
Property Type: House
Land Size: 950 sqm approx

REIV THE DIFFERENCE | propertydata.com.au

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