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	17 Gallagher Crescent, Lilydale Vic 3140

Indicative selling price

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

Range between $1,290,000 & $1,390,000

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	20 Joel Pl MOOROOLBARK 3138	$1,355,000	06/08/2025
2	5 Honour Av LILYDALE 3140	$1,310,000	27/07/2025
3			

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 12:07

17 Gallagher Crescent, Lilydale Vic 3140

JellisCraig

Greg Earney
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0438 305 687
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5 3 2

Property Type: House
Land Size: 456 sqm approx

Agent Comments

Indicative Selling Price
$1,290,000 - $1,390,000
Median House Price
Year ending September 2025: $915,000

Comparable Properties



20 Joel Pl MOOROOLBARK 3138 (REI)

5 3 2

Price: $1,355,000
Method: Private Sale
Date: 06/08/2025
Property Type: House
Land Size: 603 sqm approx

Agent Comments



5 Honour Av LILYDALE 3140 (REI/VG)

4 2 2

Price: $1,310,000
Method: Private Sale
Date: 27/07/2025
Property Type: House (Res)
Land Size: 501 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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