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	189 Nelson Road, Lilydale Vic 3140

Indicative selling price

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

Range between $780,000 & $840,000

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	8 Trafalgar Cr LILYDALE 3140	$800,000	02/10/2025
2	50 Trafalgar Cr LILYDALE 3140	$819,000	13/08/2025
3	69 Britannia Way LILYDALE 3140	$800,000	31/05/2025

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: 28/11/2025 14:19

189 Nelson Road, Lilydale Vic 3140

JellisCraig

Justin Ross
9726 8888
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3 1 3

Property Type: House
Land Size: 922 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $840,000
Median House Price
September quarter 2025: $890,000

Comparable Properties



8 Trafalgar Cr LILYDALE 3140 (REI/VG)

3 1 3

Price: $800,000
Method: Private Sale
Date: 02/10/2025
Property Type: House
Land Size: 878 sqm approx

Agent Comments



50 Trafalgar Cr LILYDALE 3140 (REI/VG)

3 1 2

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

Agent Comments



69 Britannia Way LILYDALE 3140 (REI/VG)

3 2 4

Price: $800,000
Method: Private Sale
Date: 31/05/2025
Property Type: House
Land Size: 864 sqm approx

Agent Comments

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