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	14 Earlswood Place, Lilydale Vic 3140

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $900,000 Property Type House Suburb Lilydale

Period - From 01/10/2023 to 30/09/2024 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	3 Grand View Gr LILYDALE 3140	$1,182,000	08/06/2024
2	12 Heritage Dr LILYDALE 3140	$1,200,000	07/06/2024
3	166 Nelson Rd LILYDALE 3140	$1,170,000	04/06/2024

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: 21/11/2024 10:03

14 Earlswood Place, Lilydale Vic 3140

Regina Atkinson
9726 8888
0417 565 624
reginaatkinson@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 549 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending September 2024: $900,000

Comparable Properties



3 Grand View Gr LILYDALE 3140 (REI/VG)

4 2 2

Price: $1,182,000
Method: Private Sale
Date: 08/06/2024
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments



12 Heritage Dr LILYDALE 3140 (REI/VG)

4 2 2

Price: $1,200,000
Method: Private Sale
Date: 07/06/2024
Property Type: House (Res)
Land Size: 732 sqm approx

Agent Comments



166 Nelson Rd LILYDALE 3140 (REI/VG)

4 2 2

Price: $1,170,000
Method: Private Sale
Date: 04/06/2024
Property Type: House (Res)
Land Size: 991 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

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