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	10 Woodlee Rise, Lilydale Vic 3140

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $950,000 Property Type House Suburb Lilydale

Period - From 01/01/2026 to 31/03/2026 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	2 Antonio Cl MOUNT EVELYN 3796	$1,200,500	22/01/2026
2	2 Muir Smyth Pl MOUNT EVELYN 3796	$1,230,000	19/01/2026
3	20 Summit Rd LILYDALE 3140	$1,280,000	15/12/2025

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: 05/05/2026 15:18

10 Woodlee Rise, Lilydale Vic 3140

JellisCraig

Matthew Bishop
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4 2 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 900 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
March quarter 2026: $950,000

Comparable Properties



2 Antonio Cl MOUNT EVELYN 3796 (REI/VG)

4 2 3

Price: $1,200,500
Method: Private Sale
Date: 22/01/2026
Property Type: House
Land Size: 836 sqm approx

Agent Comments



2 Muir Smyth Pl MOUNT EVELYN 3796 (VG)

5 - -

Price: $1,230,000
Method: Sale
Date: 19/01/2026
Property Type: House (Res)
Land Size: 1145 sqm approx

Agent Comments



20 Summit Rd LILYDALE 3140 (REI/VG)

5 2 3

Price: $1,280,000
Method: Private Sale
Date: 15/12/2025
Property Type: House
Land Size: 645 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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