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 Mitchell Road, Lilydale Vic 3140

Indicative selling price

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

Range between $730,000 & $790,000

Median sale price

Median price $900,000 Property Type House Suburb Lilydale

Period - From 30/03/2025 to 29/03/2026 Source Property Data

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	132 Hereford Rd MOUNT EVELYN 3796	$780,000	21/01/2026
2	8 Brightwell Rd LILYDALE 3140	$780,000	29/10/2025
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: 30/03/2026 12:28

10 Mitchell Road, Lilydale Vic 3140

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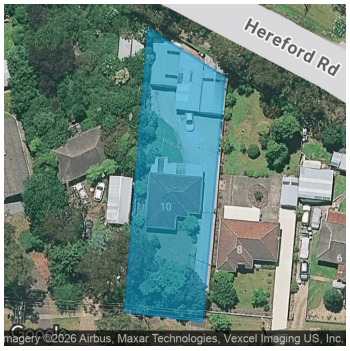

3 2 6

Property Type: House
Land Size: 1094 sqm approx

Agent Comments

Indicative Selling Price
$730,000 - $790,000
Median House Price
30/03/2025 - 29/03/2026: $900,000

Comparable Properties



132 Hereford Rd MOUNT EVELYN 3796 (REI)

3 1 2

Price: $780,000
Method: Private Sale
Date: 21/01/2026
Property Type: House
Land Size: 961 sqm approx

Agent Comments



8 Brightwell Rd LILYDALE 3140 (REI/VG)

3 1 4

Price: $780,000
Method: Private Sale
Date: 29/10/2025
Property Type: House
Land Size: 864 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.

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