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	53-55 Eucalypt Drive, Lilydale Vic 3140

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $903,500 Property Type House Suburb Lilydale

Period - From 01/04/2025 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 Stratheden Pl MOOROOLBARK 3138	$1,525,000	01/04/2026
2	40 The Ridge LILYDALE 3140	$1,467,000	01/02/2026
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: 14/05/2026 14:49

53-55 Eucalypt Drive, Lilydale Vic 3140

JellisCraig

Patrick Donker
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4 2 3

Property Type: House
Land Size: 3285 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
Year ending March 2026: $903,500

Comparable Properties



2 Stratheden Pl MOOROOLBARK 3138 (REI)

5 2 2

Price: $1,525,000
Method: Private Sale
Date: 01/04/2026
Property Type: House
Land Size: 2000 sqm approx

Agent Comments



40 The Ridge LILYDALE 3140 (REI/VG)

5 2 2

Price: $1,467,000
Method: Private Sale
Date: 01/02/2026
Property Type: House (Res)
Land Size: 1966 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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