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	4a Wilsons Lane, Lilydale Vic 3140

Indicative selling price

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

Range between $610,000 & $670,000

Median sale price

Median price $626,000 Property Type Unit 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	3/7-9 Clyde St LILYDALE 3140	$650,000	23/04/2026
2	2 Villa Cl LILYDALE 3140	$630,000	14/04/2026
3	2/29 Rouke St LILYDALE 3140	$635,000	27/03/2026

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: 19/05/2026 15:02

4a Wilsons Lane, Lilydale Vic 3140

JellisCraig

Ash Thompson
9870 6211
0401 205 320
ashthompson@jelliscraig.com.au



2 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$610,000 - $670,000
Median Unit Price
Year ending March 2026: $626,000

Comparable Properties



3/7-9 Clyde St LILYDALE 3140 (REI)

2 1 1

Price: $650,000
Method: Private Sale
Date: 23/04/2026
Property Type: Townhouse (Single)

Agent Comments



2 Villa Cl LILYDALE 3140 (REI)

2 1 1

Price: $630,000
Method: Private Sale
Date: 14/04/2026
Property Type: Townhouse (Single)

Agent Comments



2/29 Rouke St LILYDALE 3140 (REI/VG)

2 1 1

Price: $635,000
Method: Private Sale
Date: 27/03/2026
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata.com.au

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