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	3/81 Cave Hill Road, Lilydale Vic 3140

Indicative selling price

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

Range between $750,000 & $800,000

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	64 Roseman Rd CHIRNSIDE PARK 3116	$783,000	13/03/2026
2	107 Switchback Rd CHIRNSIDE PARK 3116	$799,000	20/02/2026
3	27a Old Gippsland Rd LILYDALE 3140	$800,000	22/01/2026

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: 04/06/2026 16:45

3/81 Cave Hill Road, Lilydale Vic 3140

JellisCraig



3 2 2

Property Type: Unit
Land Size: 230 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median Unit Price
Year ending March 2026: $626,000

Comparable Properties



64 Roseman Rd CHIRNSIDE PARK 3116 (REI/VG)

3 2 2

Price: $783,000
Method: Private Sale
Date: 13/03/2026
Property Type: House
Land Size: 421 sqm approx

Agent Comments



107 Switchback Rd CHIRNSIDE PARK 3116 (REI/VG)

3 1 1

Price: $799,000
Method: Private Sale
Date: 20/02/2026
Property Type: House (Res)
Land Size: 354 sqm approx

Agent Comments



27a Old Gippsland Rd LILYDALE 3140 (REI/VG)

3 2 2

Price: $800,000
Method: Private Sale
Date: 22/01/2026
Property Type: House
Land Size: 270 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE | propertydata.com.au

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