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	2 Nicholson Lane, Lilydale Vic 3140

Indicative selling price

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

Range between $750,000 & $780,000

Median sale price

Median price $910,000 Property Type House Suburb Lilydale

Period - From 08/07/2025 to 07/07/2026 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	71 Cardigan Rd MOOROOLBARK 3138	$767,500	27/03/2026
2	4 Lorna Ct MOOROOLBARK 3138	$735,000	27/02/2026
3	22 Carawa St MOOROOLBARK 3138	$752,500	11/02/2026

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: 08/07/2026 09:49

2 Nicholson Lane, Lilydale Vic 3140

JellisCraig

Gary Seaye
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0412 173 217
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3 1 0

Property Type: House
Land Size: 451 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $780,000
Median House Price
08/07/2025 - 07/07/2026: $910,000

Comparable Properties



71 Cardigan Rd MOOROOLBARK 3138 (REI/VG)

3 1 2

Price: $767,500
Method: Private Sale
Date: 27/03/2026
Property Type: House
Land Size: 346 sqm approx

Agent Comments



4 Lorna Ct MOOROOLBARK 3138 (REI/VG)

3 1 -

Price: $735,000
Method: Private Sale
Date: 27/02/2026
Property Type: House (Res)
Land Size: 430 sqm approx

Agent Comments



22 Carawa St MOOROOLBARK 3138 (REI/VG)

3 1 1

Price: $752,500
Method: Private Sale
Date: 11/02/2026
Property Type: House
Land Size: 364 sqm approx

Agent Comments

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