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	66 Nelson Road, Lilydale Vic 3140

Indicative selling price

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

Range between $715,000 & $760,000

Median sale price

Median price $920,000 Property Type House Suburb Lilydale

Period - From 22/06/2025 to 21/06/2026 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	30 Winnetka Dr LILYDALE 3140	$750,000	17/04/2026
2	55 Rolling Hills Rd CHIRNSIDE PARK 3116	$750,000	15/04/2026
3	13 Wilsons La LILYDALE 3140	$735,000	27/02/2026

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: 22/06/2026 13:13

66 Nelson Road, Lilydale Vic 3140

JellisCraig

Lindsay Ryan
9735 0000
0439 696 809
lindsayryan@jelliscraig.com.au



3 2 1

Rooms: 2
Property Type: House

Agent Comments

Indicative Selling Price
$715,000 - $760,000
Median House Price
22/06/2025 - 21/06/2026: $920,000

Comparable Properties



30 Winnetka Dr LILYDALE 3140 (REI)

3 2 1

Price: $750,000
Method: Private Sale
Date: 17/04/2026
Property Type: House
Land Size: 397 sqm approx

Agent Comments



55 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI/VG)

3 1 2

Price: $750,000
Method: Private Sale
Date: 15/04/2026
Property Type: House (Res)
Land Size: 356 sqm approx

Agent Comments



13 Wilsons La LILYDALE 3140 (REI/VG)

3 1 1

Price: $735,000
Method: Private Sale
Date: 27/02/2026
Property Type: House
Land Size: 391 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE

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