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	12 Maria Close, Lilydale Vic 3140

Indicative selling price

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

Range between $850,000 & $935,000

Median sale price

Median price $915,000 Property Type House Suburb Lilydale

Period - From 01/10/2024 to 30/09/2025 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	15 Simmons Ct CHIRNSIDE PARK 3116	$907,000	18/09/2025
2	72a Greenslopes Dr MOOROOLBARK 3138	$895,000	17/09/2025
3	4 Trenton Pl MOOROOLBARK 3138	$911,000	16/06/2025

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: 21/10/2025 12:16

12 Maria Close, Lilydale Vic 3140

JellisCraig

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



4 3 2

Rooms: 2
Property Type:
Agent Comments

Indicative Selling Price
$850,000 - $935,000
Median House Price
Year ending September 2025: $915,000

Comparable Properties



15 Simmons Ct CHIRNSIDE PARK 3116 (REI)

4 2 2

Price: $907,000
Method: Private Sale
Date: 18/09/2025
Property Type: Townhouse (Res)
Land Size: 340 sqm approx

Agent Comments



72a Greenslopes Dr MOOROOLBARK 3138 (REI)

4 2 2

Price: $895,000
Method: Private Sale
Date: 17/09/2025
Property Type: House
Land Size: 555 sqm approx

Agent Comments



4 Trenton Pl MOOROOLBARK 3138 (REI/VG)

4 2 2

Price: $911,000
Method: Private Sale
Date: 16/06/2025
Property Type: House
Land Size: 928 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE | propertydata.com.au

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