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: 30 David Road, Lilydale Vic 3140

Indicative selling price

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

Range between $820,000 & $870,000

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	392 Swansea Rd LILYDALE 3140	$860,000	19/08/2025
2	74 Birmingham Rd MOUNT EVELYN 3796	$850,000	13/08/2025
3	22 Clematis Rd MOUNT EVELYN 3796	$765,000	24/06/2025

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: 07/10/2025 11:01

30 David Road, Lilydale Vic 3140

JellisCraig

William Lyall
9870 6211
0411 823 337
WilliamLyall@jelliscraig.com.au

Indicative Selling Price
$820,000 - $870,000
Median House Price
Year ending September 2025: $915,000



4 2 2

Property Type: House (Res)
Land Size: 1161 sqm approx

Agent Comments

Comparable Properties



392 Swansea Rd LILYDALE 3140 (REI)

3 1 4

Price: $860,000
Method: Private Sale
Date: 19/08/2025
Property Type: House
Land Size: 877 sqm approx

Agent Comments



74 Birmingham Rd MOUNT EVELYN 3796 (REI/VG)

3 1 2

Price: $850,000
Method: Private Sale
Date: 13/08/2025
Property Type: House
Land Size: 1060 sqm approx

Agent Comments



22 Clematis Rd MOUNT EVELYN 3796 (REI)

4 1 2

Price: $765,000
Method: Private Sale
Date: 24/06/2025
Property Type: House
Land Size: 1604 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE | propertydata.com.au

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