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	17 Glencoe Place, Lilydale Vic 3140

Indicative selling price

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

Range between $890,000 & $950,000

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	27 Rouke St LILYDALE 3140	$950,000	01/08/2025
2	7 Beresford Rd LILYDALE 3140	$900,000	01/07/2025
3	53 Clarke St LILYDALE 3140	$919,000	20/05/2025

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: 08/10/2025 11:57

17 Glencoe Place, Lilydale Vic 3140

JellisCraig

Justin Ross
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0432 270 823
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3 2 2

Property Type: House
Land Size: 641 sqm approx

Agent Comments

Indicative Selling Price
$890,000 - $950,000
Median House Price
Year ending September 2025: $915,000

Comparable Properties



27 Rouke St LILYDALE 3140 (REI)

4 2 2

Price: $950,000
Method: Private Sale
Date: 01/08/2025
Property Type: House
Land Size: 965 sqm approx

Agent Comments



7 Beresford Rd LILYDALE 3140 (REI/VG)

4 2 1

Price: $900,000
Method: Private Sale
Date: 01/07/2025
Property Type: House
Land Size: 864 sqm approx

Agent Comments



53 Clarke St LILYDALE 3140 (REI)

3 1 1

Price: $919,000
Method: Private Sale
Date: 20/05/2025
Property Type: House (Res)
Land Size: 1012 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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