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	3 Orion Court, Lilydale Vic 3140

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $884,000 Property Type House Suburb Lilydale

Period - From 01/01/2025 to 31/12/2025 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	4 Oaks St LILYDALE 3140	$767,000	20/12/2025
2	40 Trafalgar Cr LILYDALE 3140	$795,000	10/10/2025
3	8 Trafalgar Cr LILYDALE 3140	$800,000	02/10/2025

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: 22/01/2026 14:48

3 Orion Court, Lilydale Vic 3140

David Moskovic
0435 311 685
david.moskovic@marshallwhite.com.au



3 1 2

Property Type: House
Land Size: 862 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median House Price
Year ending December 2025: $884,000

Comparable Properties



4 Oaks St LILYDALE 3140 (REI)

4 2 1

Price: $767,000
Method: Private Sale
Date: 20/12/2025
Property Type: House
Land Size: 754 sqm approx

Agent Comments



40 Trafalgar Cr LILYDALE 3140 (REI)

3 1 2

Price: $795,000
Method: Private Sale
Date: 10/10/2025
Property Type: House
Land Size: 1238 sqm approx

Agent Comments



8 Trafalgar Cr LILYDALE 3140 (REI)

3 1 3

Price: $800,000
Method: Private Sale
Date: 02/10/2025
Property Type: House
Land Size: 878 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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