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	97 Edinburgh Road, Lilydale Vic 3140

Indicative selling price

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

Range between $790,000 & $850,000

Median sale price

Median price $820,500 Property Type House Suburb Lilydale

Period - From 01/10/2025 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	66 Swansea Rd MONTROSE 3765	$830,000	28/11/2025
2	115-117 Commercial Rd MOUNT EVELYN 3796	$831,000	15/08/2025
3	72 Commercial Rd MOUNT EVELYN 3796	$852,250	14/08/2025

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: 23/01/2026 14:19

97 Edinburgh Road, Lilydale Vic 3140

Justin Ross
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4 3 2

Property Type: House
Land Size: 2704 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $850,000
Median House Price
December quarter 2025: $820,500

Comparable Properties



66 Swansea Rd MONTROSE 3765 (REI)

4 2 -

Price: $830,000
Method: Private Sale
Date: 28/11/2025
Property Type: House
Land Size: 1017 sqm approx

Agent Comments



115-117 Commercial Rd MOUNT EVELYN 3796 (REI)

4 1 2

Price: $831,000
Method: Private Sale
Date: 15/08/2025
Property Type: House
Land Size: 2024 sqm approx

Agent Comments



72 Commercial Rd MOUNT EVELYN 3796 (REI/VG)

3 2 2

Price: $852,250
Method: Private Sale
Date: 14/08/2025
Property Type: House
Land Size: 851 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

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