

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

22 Britannia Way, Lilydale Vic 3140

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$889,000

Property Type

House

Suburb

Lilydale

Period - From

01/07/2024

to

30/06/2025

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	69 Britannia Way LILYDALE 3140	\$800,000	31/05/2025
2	5/5 Albert Rd LILYDALE 3140	\$752,000	17/05/2025
3	15 Crestway LILYDALE 3140	\$810,000	17/04/2025

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:

17/07/2025 08:49



3 2 1

Property Type: Land
Land Size: 388 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
Year ending June 2025: \$889,000

Comparable Properties



69 Britannia Way LILYDALE 3140 (REI)

Agent Comments

3 2 4

Price: \$800,000
Method: Private Sale
Date: 31/05/2025
Property Type: House



5/5 Albert Rd LILYDALE 3140 (REI/VG)

Agent Comments

3 2 2

Price: \$752,000
Method: Private Sale
Date: 17/05/2025
Property Type: Townhouse (Single)
Land Size: 257 sqm approx



15 Crestway LILYDALE 3140 (REI)

Agent Comments

3 2 1

Price: \$810,000
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 562 sqm approx

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