Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	22 Britannia Way, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

	Range between	\$750,000	&	\$825,000
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Median sale price

Median price	\$889,000	Pro	perty 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

Add	dress 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 comparableproperties 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









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

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



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

3

Agent Comments

Price: \$752,000 Method: Private Sale Date: 17/05/2025

Property Type: Townhouse (Single) Land Size: 257 sqm approx

15 Crestway LILYDALE 3140 (REI)

Price: \$810,000

Agent Comments

Method: Private Sale Date: 17/04/2025 Property Type: House Land Size: 562 sqm approx

Account - Jellis Craig | P: 03 9726 8888





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