

# 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

5 Eliza Mews, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000

&

\$605,000

### Median sale price

Median price \$609,000

Property Type Unit

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	3/22 Slevin St LILYDALE 3140	\$603,000	06/02/2025
2	6/67 Cave Hill Rd LILYDALE 3140	\$550,000	01/02/2025
3	7/13 Nicholas St LILYDALE 3140	\$565,000	22/01/2025

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:

10/07/2025 11:53

5 Eliza Mews, Lilydale Vic 3140

**Jellis  
Craig**

Matthew Bishop

9726 8888

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matthewbishop@jelliscraig.com.au

**Indicative Selling Price**

\$550,000 - \$605,000

**Median Unit Price**

Year ending June 2025: \$609,000



2 2 1

**Property Type:** Townhouse

**Land Size:** 107 sqm approx

**Agent Comments**

## Comparable Properties



3/22 Slevin St LILYDALE 3140 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$603,000

**Method:** Private Sale

**Date:** 06/02/2025

**Property Type:** Unit

**Land Size:** 155 sqm approx



6/67 Cave Hill Rd LILYDALE 3140 (REI/VG)

**Agent Comments**

2 2 1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 01/02/2025

**Property Type:** Unit

**Land Size:** 73 sqm approx

7/13 Nicholas St LILYDALE 3140 (VG)

**Agent Comments**

2 - -

**Price:** \$565,000

**Method:** Sale

**Date:** 22/01/2025

**Property Type:** House - Attached House N.E.C.

**Land Size:** 79 sqm approx

**Account - Jellis Craig** | P: 03 9726 8888



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