

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

10 LILYDALE AVENUE EYNESBURY VIC 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$749,000

&

\$789,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

House

Suburb

Eynesbury

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

5 HAZELMERE AVENUE EYNESBURY VIC 3338	\$755,000	24-Jan-26
28 LAURISTON DRIVE EYNESBURY VIC 3338	\$750,000	12-Feb-26
7 MEREDITH PLACE EYNESBURY VIC 3338	\$749,000	06-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 05 May 2026


**5 HAZELMERE AVENUE
EYNESBURY VIC 3338**
 4  2  2

Sold Price \$755,000 Sold Date 24-Jan-26
Distance 0.24km

**28 LAURISTON DRIVE EYNESBURY
VIC 3338**
 4  2  2

Sold Price \$750,000 Sold Date 12-Feb-26
Distance 0.45km

**7 MEREDITH PLACE EYNESBURY
VIC 3338**
 4  2  2

Sold Price \$749,000 Sold Date 06-Dec-25
Distance 0.4km

RS = Recent sale **UN** = Undisclosed Sale

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