

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

111 Nelson Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$770,000

&

\$825,000

Median sale price

Median price \$903,500

Property Type House

Suburb Lilydale

Period - From 01/07/2025

to

30/06/2026

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	68 Nelson Rd LILYDALE 3140	\$810,000	03/09/2026
2	8 Orion Ct LILYDALE 3140	\$780,000	26/08/2026
3	16 Achilles Ct LILYDALE 3140	\$795,000	08/07/2026

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:

23/09/2026 16:51

111 Nelson Road, Lilydale Vic 3140



Carl Payne
0397353300
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3 1 1

Property Type: House
Land Size: 926 sqm approx
Agent Comments

Indicative Selling Price
\$770,000 - \$825,000
Median House Price
Year ending June 2026: \$903,500

Comparable Properties



68 Nelson Rd LILYDALE 3140 (REI)

Agent Comments

3 1 4

Price: \$810,000
Method: Private Sale
Date: 03/09/2026
Property Type: House
Land Size: 864 sqm approx



8 Orion Ct LILYDALE 3140 (REI)

Agent Comments

3 1 2

Price: \$780,000
Method: Private Sale
Date: 26/08/2026
Property Type: House (Res)
Land Size: 1090 sqm approx



16 Achilles Ct LILYDALE 3140 (REI)

Agent Comments

3 1 2

Price: \$795,000
Method: Private Sale
Date: 08/07/2026
Property Type: House
Land Size: 870 sqm approx

Account - Barry Plant | P: 03 9735 3300



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