

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

17 Archer Close, Lilydale Vic 3140

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$908,000

Property Type House

Suburb Lilydale

Period - From 08/04/2025

to

07/04/2026

Source Property Data

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	43 Clubpoint Dr CHIRNSIDE PARK 3116	\$830,000	18/03/2026
2	107a Switchback Rd CHIRNSIDE PARK 3116	\$820,000	19/02/2026
3	24a Kerr St LILYDALE 3140	\$820,500	14/11/2025

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:

08/04/2026 16:34



Property Type: House (Res)

Land Size: 542 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

08/04/2025 - 07/04/2026: \$908,000

Comparable Properties



43 Clubpoint Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 18/03/2026

Property Type: House

Land Size: 609 sqm approx



107a Switchback Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 19/02/2026

Property Type: House (Res)

Land Size: 431 sqm approx



24a Kerr St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$820,500

Method: Private Sale

Date: 14/11/2025

Property Type: House

Land Size: 453 sqm approx