

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

2 Lacey Close, Lilydale Vic 3140

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$639,000

Property Type Townhouse

Suburb Lilydale

Period - From 02/09/2025

to

01/09/2026

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	3/14 The Eyrie LILYDALE 3140	\$730,000	01/06/2026
2	2 Arna Mews LILYDALE 3140	\$735,400	21/04/2026
3			

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:

02/09/2026 15:58

2 Lacey Close, Lilydale Vic 3140

JellisCraig

Greg Earney

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Indicative Selling Price

\$690,000 - \$750,000

Median Townhouse Price

02/09/2025 - 01/09/2026: \$639,000



3 2 2

Property Type: Townhouse

Land Size: 150 sqm approx

Agent Comments

Comparable Properties



3/14 The Eyrie LILYDALE 3140 (REI/VG)

Agent Comments

3 2 2

Price: \$730,000

Method: Private Sale

Date: 01/06/2026

Property Type: Townhouse (Single)

Land Size: 186 sqm approx



2 Arna Mews LILYDALE 3140 (REI/VG)

Agent Comments

3 2 2

Price: \$735,400

Method: Private Sale

Date: 21/04/2026

Property Type: Townhouse (Single)

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.

Account - Jellis Craig | P: 03 9726 8888



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