

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

33 TRAFALGAR CRESCENT LILYDALE VIC 3140

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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$965,000

Property type

House

Suburb

Lilydale

Period-from

01 Jul 2025

to

30 Jun 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

1 ADMIRAL COURT LILYDALE VIC 3140	\$865,000	29-Jul-26
4 TONNANT COURT LILYDALE VIC 3140	\$970,000	09-Jun-26
3 ORION COURT LILYDALE VIC 3140	\$890,500	03-Feb-26

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: 31 July 2026



1 ADMIRAL COURT LILYDALE VIC 3140

Sold Price

^{RS} \$865,000

Sold Date

29-Jul-26

 4  2  2

Distance

0.08km



4 TONNANT COURT LILYDALE VIC 3140

Sold Price

^{RS} \$970,000

Sold Date

09-Jun-26

 3  2  5

Distance

0.16km



3 ORION COURT LILYDALE VIC 3140

Sold Price

\$890,500

Sold Date

03-Feb-26

 2  1  2

Distance

0.25km



15 HORATIO COURT LILYDALE VIC 3140

Sold Price

^{RS UN}

Sold Date

12-May-26

 3  1  2

Distance

0.26km



16 ACHILLES COURT LILYDALE VIC 3140

Sold Price

^{RS} \$795,000

Sold Date

08-Jul-26

 3  1  -

Distance

0.3km



1/13 ACHILLES COURT LILYDALE VIC 3140

Sold Price

^{RS} \$735,000

Sold Date

24-Jun-26

 4  1  2

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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**1/53 BRITANNIA WAY LILYDALE
VIC 3140**
 3  2  2

Sold Price

^{RS} **\$800,000**

Sold Date

17-Jun-26

Distance

0.65km

**443 MAROONDAH HIGHWAY
LILYDALE VIC 3140**
 4  -  -

Sold Price

- Sold Date

21-Mar-26

Distance

0.86km

**7 MATTEA COURT LILYDALE VIC
3140**
 4  2  2

Sold Price

^{RS} **\$1,125,000**

Sold Date

22-Jun-26

Distance

0.99km

**3 JANSON PLACE LILYDALE VIC
3140**
 4  2  2

Sold Price

- Sold Date

21-Mar-26

Distance

1.02km

**7 OAKS STREET LILYDALE VIC
3140**
 -  -  -

Sold Price

\$45,000

Sold Date

26-May-26

Distance

1.1km

**12 BROWN STREET LILYDALE VIC
3140**
 3  1  1

Sold Price

\$685,000

Sold Date

02-Mar-26

Distance

1.1km
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45 RAINBIRD CRESCENT LILYDALE VIC 3140 Sold Price **\$660,000** Sold Date **14-Apr-26**

 4  2  -

Distance **1.2km**



6 WAREE STREET LILYDALE VIC 3140 Sold Price **\$1,080,000** Sold Date **24-Mar-26**

 4  2  2

Distance **1.24km**



71 CLARKE STREET LILYDALE VIC 3140 Sold Price **\$675,000** Sold Date **03-Feb-26**

 3  1  1

Distance **1.25km**



450 MAROONDAH HIGHWAY LILYDALE VIC 3140 Sold Price **\$1,600,000** Sold Date **19-Jun-26**

 -  -  -

Distance **1.25km**



14 EARLSWOOD PLACE LILYDALE VIC 3140 Sold Price **\$1,175,000** Sold Date **26-May-26**

 4  2  2

Distance **1.28km**



5 MARANA CLOSE LILYDALE VIC 3140 Sold Price ^{RS} **\$830,000** Sold Date **27-Jun-26**

 3  1  2

Distance **1.29km**

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UN = Undisclosed Sale

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**31 NORTH ROAD LILYDALE VIC
3140**
 4  2  2

Sold Price

\$1,105,000

Sold Date **02-May-26**

Distance

1.29km

**11 DELTA CLOSE LILYDALE VIC
3140**
 4  2  2

Sold Price

\$995,000

Sold Date **17-Apr-26**

Distance

1.29km
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