

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

7 Baystone Place, Lilydale Vic 3140

Indicative selling price

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

Range between \$950,000

&

\$1,010,000

Median sale price

Median price \$965,000

Property Type House

Suburb Lilydale

Period - From 01/04/2026

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	43 Nelson Rd LILYDALE 3140	\$925,000	02/04/2026
2	13 Newhaven Ct LILYDALE 3140	\$970,000	28/03/2026
3	8 Parkvalley Dr CHIRNSIDE PARK 3116	\$1,085,000	02/03/2026

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:

19/08/2026 12:23

7 Baystone Place, Lilydale Vic 3140

JellisCraig

Greg Earney

9726 8888

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gregearney@jellisrcraig.com.au

Indicative Selling Price

\$950,000 - \$1,010,000

Median House Price

June quarter 2026: \$965,000



 4  2  2

Rooms: 9

Property Type: House (Res)

Land Size: 655 sqm approx

Agent Comments

Comparable Properties



43 Nelson Rd LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

Price: \$925,000

Method: Private Sale

Date: 02/04/2026

Property Type: House (Res)

Land Size: 810 sqm approx



13 Newhaven Ct LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

Price: \$970,000

Method: Private Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 822 sqm approx



8 Parkvalley Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,085,000

Method: Private Sale

Date: 02/03/2026

Property Type: House (Res)

Land Size: 864 sqm approx

Account - Jellis Craig | P: 03 9726 8888



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