

# 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

8 Delta Close, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$890,000 & \$930,000

### Median sale price

Median price \$950,000 Property Type House Suburb Lilydale

Period - From 01/01/2024 to 31/03/2024 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	9 Delta CI LILYDALE 3140	\$940,000	04/03/2024
2	43 Rolling Hills Rd CHIRNSIDE PARK 3116	\$885,000	23/04/2024
3	18 Morokai Gr LILYDALE 3140	\$875,000	12/12/2023

**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:

11/06/2024 13:56

8 Delta Close, Lilydale Vic 3140

**Jellis  
Craig**

Matthew Bishop  
9726 8888  
0438 131 759

matthewbishop@jellisrcraig.com.au



 4  2  4

**Property Type:** House  
**Land Size:** 712 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$890,000 - \$930,000  
**Median House Price**  
March quarter 2024: \$950,000

## Comparable Properties



**9 Delta CI LILYDALE 3140 (REI/VG)**

**Agent Comments**

 3  2  3

**Price:** \$940,000  
**Method:** Private Sale  
**Date:** 04/03/2024  
**Property Type:** House  
**Land Size:** 863 sqm approx



**43 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$885,000  
**Method:** Private Sale  
**Date:** 23/04/2024  
**Property Type:** House  
**Land Size:** 925 sqm approx



**18 Morokai Gr LILYDALE 3140 (REI/VG)**

**Agent Comments**

 3  3  4

**Price:** \$875,000  
**Method:** Sold Before Auction  
**Date:** 12/12/2023  
**Property Type:** House (Res)  
**Land Size:** 862 sqm approx

**Account - Jellis Craig | P: 03 9726 8888**



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