

# 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

10 Woodlee Rise, 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 \$1,300,000 & \$1,400,000

### Median sale price

Median price \$884,000 Property Type House Suburb Lilydale

Period - From 01/01/2025 to 31/12/2025 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	20 Harmony CI LILYDALE 3140	\$1,330,000	18/11/2025
2	22 Wynnlea PI LILYDALE 3140	\$1,310,000	31/10/2025
3	23 Mitchell Rd LILYDALE 3140	\$1,340,000	08/09/2025

**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:

27/02/2026 15:54

Matthew Bishop  
9726 8888  
0438 131 759

matthewbishop@jellisrcraig.com.au

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000

**Median House Price**  
Year ending December 2025: \$884,000



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**Property Type:** House  
**Land Size:** 900 sqm approx  
**Agent Comments**

## Comparable Properties



**20 Harmony CI LILYDALE 3140 (VG)**

[Agent Comments](#)

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**Price:** \$1,330,000  
**Method:** Sale  
**Date:** 18/11/2025  
**Property Type:** House (Res)  
**Land Size:** 1017 sqm approx

**22 Wynnlea PI LILYDALE 3140 (VG)**

[Agent Comments](#)

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**Price:** \$1,310,000  
**Method:** Sale  
**Date:** 31/10/2025  
**Property Type:** House (Res)  
**Land Size:** 598 sqm approx



**23 Mitchell Rd LILYDALE 3140 (REI/VG)**

[Agent Comments](#)

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**Price:** \$1,340,000  
**Method:** Private Sale  
**Date:** 08/09/2025  
**Property Type:** House (Res)  
**Land Size:** 864 sqm approx

Account - Jellis Craig | P: 03 9726 8888