

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

11 NORRIS DRIVE 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

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$902,000

Property type

House

Suburb

Lilydale

Period-from

01 Nov 2024

to

31 Oct 2025

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

49 MOROKAI GROVE LILYDALE VIC 3140	\$795,000	12-Sep-25
8 TRAFALGAR CRESCENT LILYDALE VIC 3140	\$800,000	29-Aug-25
40 TRAFALGAR CRESCENT LILYDALE VIC 3140	\$795,000	10-Oct-25

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: 18 November 2025



49 MOROKAI GROVE LILYDALE VIC 3140

4

2

1

Sold Price

RS\$795,000

Sold Date

12-Sep-25

Distance

1.91km

8 TRAFALGAR CRESCENT LILYDALE VIC 3140

3

1

3

Sold Price

\$800,000

Sold Date

29-Aug-25

Distance

1.4km

40 TRAFALGAR CRESCENT LILYDALE VIC 3140

3

1

2

Sold Price

RS\$795,000

Sold Date

10-Oct-25

Distance

1.77km

RS = Recent sale UN = Undisclosed Sale

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