

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 KYRA CLOSE 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 \$1,050,000 & \$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Lilydale
Period-from <input type="text"/> 01 Dec 2024	to <input type="text"/> 30 Nov 2025	Source <input type="text"/> 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
11 BRISTOL CRESCENT LILYDALE VIC 3140	\$1,150,000	14-Oct-25
8 TANGERMERE PLACE LILYDALE VIC 3140	\$1,148,000	02-Nov-25
4 REECE COURT LILYDALE VIC 3140	\$1,140,000	30-Sep-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: 09 December 2025

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11 BRISTOL CRESCENT LILYDALE VIC 3140

4 3 2

Sold Price

RS

\$1,150,000

Sold Date

14-Oct-25

Distance

0.77km



8 TANGERMERE PLACE LILYDALE VIC 3140

4 2 2

Sold Price

RS

\$1,148,000

Sold Date

02-Nov-25

Distance

1.08km



4 REECE COURT LILYDALE VIC 3140

4 2 2

Sold Price

RS

\$1,140,000

Sold Date

30-Sep-25

Distance

1.34km



9 TANIKKA COURT LILYDALE VIC 3140

4 2 2

Sold Price

\$1,100,000

Sold Date

22-Sep-25

Distance

1.33km



18 RUSSELL STREET MOUNT EVELYN VIC 3796

5 2 2

Sold Price

\$1,070,000

Sold Date

22-Aug-25

Distance

2.39km



4 JANSON PLACE LILYDALE VIC 3140

4 2 2

Sold Price

RS

\$1,100,000

Sold Date

29-Nov-25

Distance

2.15km

RS = Recent sale

UN = Undisclosed Sale

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