

## 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](http://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

\$915,000

Property type

House

Suburb

Lilydale

Period-from

01 Dec 2024

to

30 Nov 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

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



### 11 BRISTOL CRESCENT LILYDALE VIC 3140

4 3 2

Sold Price

<sup>RS</sup> \$1,150,000

Sold Date

14-Oct-25

Distance

0.77km



### 8 TANGERMERE PLACE LILYDALE VIC 3140

4 2 2

Sold Price

<sup>RS</sup> \$1,148,000

Sold Date

02-Nov-25

Distance

1.08km



### 4 REECE COURT LILYDALE VIC 3140

4 2 2

Sold Price

<sup>RS</sup> \$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

<sup>RS</sup> \$1,100,000

Sold Date

29-Nov-25

Distance

2.15km

RS = Recent sale

UN = Undisclosed Sale

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