

## 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 RUSSIA MEWS 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$902,000

Property type

House

Suburb

Lilydale

Period-from

01 Oct 2024

to

30 Sep 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 12 THE GATEWAY LILYDALE VIC 3140     | \$1,050,000 | 21-May-25 |
| 10 KINGSBURGH LANE LILYDALE VIC 3140 | \$1,050,000 | 26-May-25 |
| 6 MENTOR GROVE LILYDALE VIC 3140     | \$1,105,000 | 03-Jul-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: 15 October 2025



12 THE GATEWAY LILYDALE VIC 3140      Sold Price      **\$1,050,000**      Sold Date      **21-May-25**  
Distance      **0.63km**

4      2      2



10 KINGSBURGH LANE LILYDALE VIC 3140      Sold Price           Sold Date      **26-May-25**  
Distance      **0.78km**

4      2      2



6 MENTOR GROVE LILYDALE VIC 3140      Sold Price      **\$1,105,000**      Sold Date      **03-Jul-25**  
Distance      **0.26km**

4      2      2

RS = Recent sale      UN = Undisclosed Sale

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