

## 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 LILYDALE AVENUE EYNESBURY VIC 3338

### 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

\$729,000

&

\$769,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$699,000

Property type

House

Suburb

Eynesbury

Period-from

01 Jun 2025

to

31 May 2026

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 5 HAZELMERE AVENUE EYNESBURY VIC 3338 | \$755,000 | 24-Jan-26 |
| 28 LAURISTON DRIVE EYNESBURY VIC 3338 | \$750,000 | 12-Feb-26 |
| 9 TRENTAM AVENUE EYNESBURY VIC 3338   | \$755,000 | 19-Jan-26 |

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: 10 June 2026



**5 HAZELMERE AVENUE  
EYNESBURY VIC 3338**

 4  2  2

Sold Price **\$755,000** Sold Date **24-Jan-26**

Distance **0.24km**



**28 LAURISTON DRIVE EYNESBURY  
VIC 3338**

 4  2  2

Sold Price **\$750,000** Sold Date **12-Feb-26**

Distance **0.45km**



**9 TRENTHAM AVENUE  
EYNESBURY VIC 3338**

 -  2  2

Sold Price **\$755,000** Sold Date **19-Jan-26**

Distance **1.58km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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