

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

5 Waree Street, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$790,000

&

\$860,000

Median sale price

Median price

\$915,000

Property Type

House

Suburb

Lilydale

Period - From

01/10/2024

to

31/12/2024

Source

REIV

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 six 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
1	14 Bligh Ct LILYDALE 3140	\$820,000	22/12/2024
2	47 Mitchell Rd LILYDALE 3140	\$822,000	10/12/2024
3	14 Candlebark Cirt LILYDALE 3140	\$860,000	19/09/2024

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 six months.~~

This Statement of Information was prepared on:

12/03/2025 13:41



3 2 2

Rooms: 4
Property Type: House
Land Size: 862 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median House Price
December quarter 2024: \$915,000

Comparable Properties



14 Bligh Ct LILYDALE 3140 (REI/VG)

Agent Comments

3 2 1

Price: \$820,000
Method: Private Sale
Date: 22/12/2024
Property Type: House
Land Size: 899 sqm approx



47 Mitchell Rd LILYDALE 3140 (REI/VG)

Agent Comments

3 1 2

Price: \$822,000
Method: Private Sale
Date: 10/12/2024
Property Type: House
Land Size: 867 sqm approx



14 Candlebark Cirt LILYDALE 3140 (REI/VG)

Agent Comments

3 2 2

Price: \$860,000
Method: Private Sale
Date: 19/09/2024
Property Type: House
Land Size: 501 sqm approx