

# 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 Lilac Rise, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$950,000

### 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	57 David Rd LILYDALE 3140	\$905,000	04/10/2024
2	11 Meadowvale Ct LILYDALE 3140	\$865,000	19/09/2024
3	106 Lakeview Dr LILYDALE 3140	\$925,000	04/09/2024

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:

21/02/2025 16:15



 4   
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**Property Type:** House  
**Land Size:** 731 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$880,000 - \$950,000  
**Median House Price**  
 December quarter 2024: \$915,000

## Comparable Properties



57 David Rd LILYDALE 3140 (REI/VG)

Agent Comments

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**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 04/10/2024  
**Property Type:** House  
**Land Size:** 866 sqm approx



11 Meadowvale Ct LILYDALE 3140 (REI/VG)

Agent Comments

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  2

**Price:** \$865,000  
**Method:** Private Sale  
**Date:** 19/09/2024  
**Property Type:** House  
**Land Size:** 949 sqm approx



106 Lakeview Dr LILYDALE 3140 (REI/VG)

Agent Comments

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  2

**Price:** \$925,000  
**Method:** Private Sale  
**Date:** 04/09/2024  
**Property Type:** House (Res)  
**Land Size:** 897 sqm approx

Account - Barry Plant | P: 03 9842 8888



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