## 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	15 Elevation Close, Lilydale Vic 3140
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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#### Median sale price

Median price	\$915,000	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/10/2024	to	30/09/2025		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

Address of comparable property		Price	Date of sale
1	97 The Gateway LILYDALE 3140	\$1,070,000	06/10/2025
2	16 Arwon Ct LILYDALE 3140	\$1,021,000	01/10/2025
3	9 Tanikka Ct LILYDALE 3140	\$1,100,000	22/09/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/10/2025 13:05









Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending September 2025: \$915,000

## Comparable Properties



97 The Gateway LILYDALE 3140 (REI)

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**3** 3

Price: \$1,070,000 Method: Private Sale Date: 06/10/2025 Property Type: House

Land Size: 769 sqm approx

**Agent Comments** 



16 Arwon Ct LILYDALE 3140 (REI)

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Agent Comments

Price: \$1,021,000 Method: Private Sale Date: 01/10/2025 Property Type: House Land Size: 660 sqm approx



9 Tanikka Ct LILYDALE 3140 (REI)

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**}** `

Agent Comments

Price: \$1,100,000 Method: Private Sale Date: 22/09/2025

**Property Type:** House (Res) **Land Size:** 645 sqm approx

Account - Barry Plant | P: 03 9735 3300



