

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

16 Tugun Road, Lilydale VIC 3140

Indicative selling price

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

Range between

\$790,000

&

\$850,000

Median sale price

Median price

\$915,000

Property Type

House

Suburb

Lilydale

Period - From

10/05/2025

to

08/11/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
43 Queen Rd, Lilydale Vic	\$833,000	16/10/2025
8 Trafalgar Cr, Lilydale Vic	\$800,000	02/10/2025
40 Trafalgar Cr, Lilydale Vic	\$795,000	10/10/2025

This Statement of Information was prepared on:

10/11/2025