

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

32 Mont Vue, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$867,000

Property Type House

Suburb Lilydale

Period - From 01/04/2024

to 31/03/2025

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	Price	Date of sale
1	15 Candlebark Cirt LILYDALE 3140	\$1,140,000	17/05/2025
2	134 Lakeview Dr LILYDALE 3140	\$1,150,000	17/04/2025
3	35 Cobden Cr LILYDALE 3140	\$1,130,000	09/04/2025

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:

27/05/2025 09:53

32 Mont Vue, Lilydale Vic 3140



4 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 968 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending March 2025: \$867,000

Comparable Properties



15 Candlebark Cirt LILYDALE 3140 (REI)

Agent Comments

4 2 3

Price: \$1,140,000
Method: Private Sale
Date: 17/05/2025
Property Type: House
Land Size: 853 sqm approx



134 Lakeview Dr LILYDALE 3140 (REI)

Agent Comments

4 3 2

Price: \$1,150,000
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 899 sqm approx



35 Cobden Cr LILYDALE 3140 (REI)

Agent Comments

4 3 4

Price: \$1,130,000
Method: Private Sale
Date: 09/04/2025
Property Type: House (Res)
Land Size: 970 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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