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	21 Winnetka Drive, Lilydale Vic 3140

Indicative selling price

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

Range between $620,000 & $670,000

Median sale price

Median price $889,000 Property Type House Suburb Lilydale

Period - From 01/07/2024 to 30/06/2025 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	24 Albert Rd LILYDALE 3140	$670,000	24/04/2025
2	15 Old Gippsland Rd LILYDALE 3140	$622,500	05/04/2025
3	17 Albert Rd LILYDALE 3140	$680,000	27/03/2025

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: 21/08/2025 17:20

21 Winnetka Drive, Lilydale Vic 3140

Ashley Hutson
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3 1 1

Property Type: House
Land Size: 944 sqm approx

Agent Comments

Indicative Selling Price
$620,000 - $670,000
Median House Price
Year ending June 2025: $889,000

Comparable Properties



24 Albert Rd LILYDALE 3140 (REI/VG)

3 1 -

Price: $670,000
Method: Private Sale
Date: 24/04/2025
Property Type: House
Land Size: 832 sqm approx

Agent Comments



15 Old Gippsland Rd LILYDALE 3140 (REI/VG)

3 2 2

Price: $622,500
Method: Private Sale
Date: 05/04/2025
Property Type: House
Land Size: 673 sqm approx

Agent Comments



17 Albert Rd LILYDALE 3140 (VG)

4 - -

Price: $680,000
Method: Sale
Date: 27/03/2025
Property Type: House (Res)
Land Size: 655 sqm approx

Agent Comments

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