

# 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

15 Elevation Close, 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 \$950,000

&

\$1,045,000

### Median sale price

Median price \$915,000

Property 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	Price	Date of sale
1	133A Maroondah Hwy CHIRNSIDE PARK 3116	\$950,000	08/11/2025
2	16 Arwon Ct LILYDALE 3140	\$1,021,000	01/10/2025
3	11 Varty Way LILYDALE 3140	\$1,040,000	01/09/2025

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:

26/11/2025 19:11



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median House Price**  
Year ending September 2025: \$915,000

## Comparable Properties



**133A Maroondah Hwy CHIRNSIDE PARK 3116 (REI)**

Agent Comments



**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 08/11/2025  
**Property Type:** House  
**Land Size:** 411 sqm approx



**16 Arwon Ct LILYDALE 3140 (REI/VG)**

Agent Comments



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



**11 Varty Way LILYDALE 3140 (REI/VG)**

Agent Comments



**Price:** \$1,040,000  
**Method:** Private Sale  
**Date:** 01/09/2025  
**Property Type:** House (Res)  
**Land Size:** 348 sqm approx

**Account - Barry Plant** | P: 03 9735 3300