

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

20 Verina Way, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$880,000 Property Type House Suburb Lilydale

Period - From 13/01/2025 to 12/01/2026 Source Property Data

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	8 Tangermere Pl LILYDALE 3140	\$1,148,000	02/11/2025
2	4 Reece Ct LILYDALE 3140	\$1,140,000	30/09/2025
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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/01/2026 13:46



Property Type:

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price

13/01/2025 - 12/01/2026: \$880,000

Comparable Properties



8 Tangermere Pl LILYDALE 3140 (REI)



Price: \$1,148,000

Method: Private Sale

Date: 02/11/2025

Property Type: House (Res)

Land Size: 696 sqm approx

Agent Comments



4 Reece Ct LILYDALE 3140 (REI)



Price: \$1,140,000

Method: Private Sale

Date: 30/09/2025

Property Type: House (Res)

Agent Comments



9 Tanikka Ct LILYDALE 3140 (REI/VG)



Price: \$1,100,000

Method: Private Sale

Date: 22/09/2025

Property Type: House (Res)

Land Size: 645 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300