

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

10 Themeda Place, Lilydale Vic 3140

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$884,000 Property Type House Suburb Lilydale

Period - From 01/01/2025 to 31/12/2025 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.

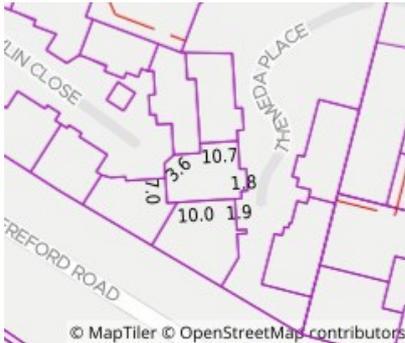
	Address of comparable property	Price	Date of sale
1	3 Driller PI LILYDALE 3140	\$745,000	18/12/2025
2	22 Britannia Way LILYDALE 3140	\$750,000	17/09/2025
3	3 Coozac PI LILYDALE 3140	\$750,000	27/08/2025

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:

18/02/2026 22:40



Property Type:
Agent Comments

Indicative Selling Price
\$720,000 - \$770,000
Median House Price
Year ending December 2025: \$884,000

Comparable Properties



3 Driller PI LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$745,000
Method: Private Sale
Date: 18/12/2025
Property Type: Townhouse (Single)



22 Britannia Way LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 17/09/2025
Property Type: House
Land Size: 388 sqm approx

3 Coozac PI LILYDALE 3140 (VG)

Agent Comments



Price: \$750,000
Method: Sale
Date: 27/08/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9735 3300