

# 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

19 The Ridge, 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 \$1,275,000

&

\$1,335,000

### Median sale price

Median price \$900,000

Property Type House

Suburb Lilydale

Period - From 26/02/2025

to 25/02/2026

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.

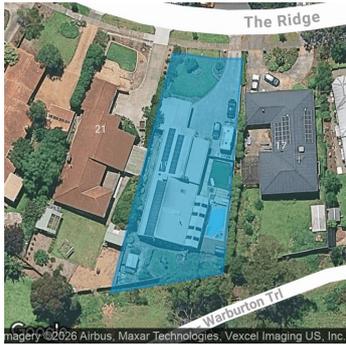
	Address of comparable property	Price	Date of sale
1	20 Harmony CI LILYDALE 3140	\$1,330,000	18/11/2025
2	82 Lakeview Dr LILYDALE 3140	\$1,240,000	16/10/2025
3	60 Rockys Way LILYDALE 3140	\$1,290,000	30/09/2025

**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:

26/02/2026 13:58



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**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1050 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,275,000 - \$1,335,000  
**Median House Price**  
 26/02/2025 - 25/02/2026: \$900,000

## Comparable Properties



**20 Harmony Ct LILYDALE 3140 (VG)**

Agent Comments

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**Price:** \$1,330,000  
**Method:** Sale  
**Date:** 18/11/2025  
**Property Type:** House (Res)  
**Land Size:** 1017 sqm approx



**82 Lakeview Dr LILYDALE 3140 (REI/VG)**

Agent Comments

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**Price:** \$1,240,000  
**Method:** Private Sale  
**Date:** 16/10/2025  
**Property Type:** House (Res)  
**Land Size:** 853 sqm approx



**60 Rockys Way LILYDALE 3140 (REI/VG)**

Agent Comments

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**Price:** \$1,290,000  
**Method:** Private Sale  
**Date:** 30/09/2025  
**Property Type:** House (Res)  
**Land Size:** 774 sqm approx

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