

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

44 Clearwater Drive, Lilydale Vic 3140

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$900,000 Property Type House Suburb Lilydale

Period - From 23/03/2025 to 22/03/2026 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	36 Clearwater Dr LILYDALE 3140	\$925,000	01/01/2026
2	133 Landscape Dr MOOROOLBARK 3138	\$945,000	03/12/2025
3	1 Clearwater Dr LILYDALE 3140	\$910,000	23/09/2025

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:

23/03/2026 17:47



3 2 2

Property Type: House
Land Size: 682 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median House Price
23/03/2025 - 22/03/2026: \$900,000

Comparable Properties



36 Clearwater Dr LILYDALE 3140 (REI/VG)

Agent Comments

5 2 1

Price: \$925,000
Method: Private Sale
Date: 01/01/2026
Property Type: House
Land Size: 659 sqm approx



133 Landscape Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 2

Price: \$945,000
Method: Private Sale
Date: 03/12/2025
Property Type: House
Land Size: 867 sqm approx



1 Clearwater Dr LILYDALE 3140 (REI/VG)

Agent Comments

3 1 1

Price: \$910,000
Method: Private Sale
Date: 23/09/2025
Property Type: House
Land Size: 655 sqm approx