

# 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

5 Dixon Place, 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 \$990,000 & \$1,080,000

### Median sale price

Median price \$950,000 Property Type House Suburb Lilydale

Period - From 01/01/2026 to 31/03/2026 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	20 Verina Way LILYDALE 3140	\$1,120,000	13/03/2026
2	2 Bushland Gr LILYDALE 3140	\$1,100,000	15/01/2026
3	86 Bastow Rd LILYDALE 3140	\$960,000	19/10/2025

**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:

09/04/2026 10:42



**Property Type:** Land  
**Land Size:** 678 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$990,000 - \$1,080,000  
**Median House Price**  
 March quarter 2026: \$950,000

## Comparable Properties



**20 Verina Way LILYDALE 3140 (REI)**

Agent Comments



**Price:** \$1,120,000  
**Method:** Private Sale  
**Date:** 13/03/2026  
**Property Type:** House (Res)

**2 Bushland Gr LILYDALE 3140 (VG)**

Agent Comments



**Price:** \$1,100,000  
**Method:** Sale  
**Date:** 15/01/2026  
**Property Type:** House (Res)  
**Land Size:** 856 sqm approx



**86 Bastow Rd LILYDALE 3140 (REI/VG)**

Agent Comments



**Price:** \$960,000  
**Method:** Private Sale  
**Date:** 19/10/2025  
**Property Type:** House (Res)  
**Land Size:** 854 sqm approx

Account - Barry Plant | P: 03 9735 3300