

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

16 The Ridge, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

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.

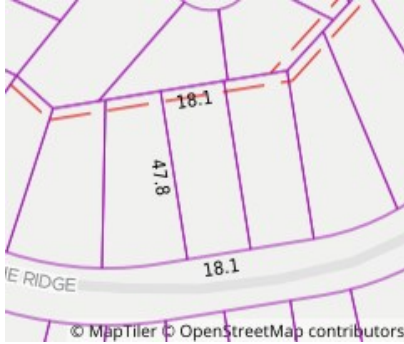
	Address of comparable property	Price	Date of sale
1	37 Blue Ridge Dr MOOROOLBARK 3138	\$1,250,000	08/04/2026
2	19 The Ridge LILYDALE 3140	\$1,310,000	05/03/2026
3	20 Harmony CI LILYDALE 3140	\$1,330,000	18/11/2025

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 10:38



Property Type:
Divorce/Estate/Family Transfers
Land Size: 865 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
March quarter 2026: \$950,000

Comparable Properties



37 Blue Ridge Dr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 08/04/2026
Property Type: House
Land Size: 750 sqm approx



19 The Ridge LILYDALE 3140 (REI)

Agent Comments



Price: \$1,310,000
Method: Private Sale
Date: 05/03/2026
Property Type: House (Res)
Land Size: 1049 sqm approx



20 Harmony Ct LILYDALE 3140 (VG)

Agent Comments



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

Account - Barry Plant | P: 03 9735 3300