

# 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

3 Joy Court, 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 \$880,000 & \$960,000

### 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	44 Clearwater Dr LILYDALE 3140	\$940,500	27/03/2026
2	133 Landscape Dr MOOROOLBARK 3138	\$945,000	03/12/2025
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:

16/04/2026 12:22



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 666 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$880,000 - \$960,000  
**Median House Price**  
March quarter 2026: \$950,000

## Comparable Properties



**44 Clearwater Dr LILYDALE 3140 (REI)**

Agent Comments



**Price:** \$940,500  
**Method:** Private Sale  
**Date:** 27/03/2026  
**Property Type:** House  
**Land Size:** 682 sqm approx



**133 Landscape Dr MOOROOLBARK 3138 (REI/VG)**

Agent Comments



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

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