

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 53 Lakeview Drive, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

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	64 Blue Ridge Dr MOOROOLBARK 3138	\$1,030,000	31/01/2026
3	10 The Ridge LILYDALE 3140	\$1,150,000	09/12/2025

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.~~

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

March quarter 2026: \$950,000



3 2 2

Rooms: 7

Property Type: House (Res)

Land Size: 886 sqm approx

Agent Comments

Comparable Properties



20 Verina Way LILYDALE 3140 (REI)

Agent Comments

3 2 2

Price: \$1,120,000

Method: Private Sale

Date: 13/03/2026

Property Type: House (Res)

Land Size: 898 sqm approx



64 Blue Ridge Dr MOOROOLBARK 3138 (REI)

Agent Comments

4 2 2

Price: \$1,030,000

Method: Private Sale

Date: 31/01/2026

Property Type: House (Res)

Land Size: 607 sqm approx



10 The Ridge LILYDALE 3140 (VG)

Agent Comments

3 - -

Price: \$1,150,000

Method: Sale

Date: 09/12/2025

Property Type: House (Res)

Land Size: 1116 sqm approx

Account - Barry Plant | P: 03 9735 3300