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

Range between $950,000 & $1,045,000

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	26 Heritage Dr LILYDALE 3140	$980,000	23/04/2026
2	17 Tangermere Pl LILYDALE 3140	$1,005,000	27/03/2026
3	2 Bushland Gr LILYDALE 3140	$1,100,000	15/01/2026

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: 19/05/2026 16:52

5 Dixon Place, Lilydale Vic 3140



4 2 2

Property Type: House
Land Size: 676 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
March quarter 2026: $950,000

Comparable Properties

26 Heritage Dr LILYDALE 3140 (REI)

4 2 2

Agent Comments

Price: $980,000
Method: Private Sale
Date: 23/04/2026
Property Type: House (Res)
Land Size: 712 sqm approx

17 Tangermere Pl LILYDALE 3140 (REI)

4 2 2

Agent Comments

Price: $1,005,000
Method: Private Sale
Date: 27/03/2026
Property Type: House (Res)
Land Size: 752 sqm approx

2 Bushland Gr LILYDALE 3140 (VG)

3 - -

Agent Comments

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

Account - Barry Plant | P: 03 9735 3300

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