

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 Achilles Court, Lilydale Vic 3140

Indicative selling price

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

Range between \$750,000 & \$810,000

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	4 Vega CI LILYDALE 3140	\$750,000	20/05/2026
2	15 Horatio Ct LILYDALE 3140	\$842,000	12/05/2026
3	61 Queen Rd LILYDALE 3140	\$805,000	11/02/2026

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:

25/06/2026 12:06



3
 1
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Property Type: House
Land Size: 861 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$810,000
Median House Price
 March quarter 2026: \$950,000

Comparable Properties



4 Vega CI LILYDALE 3140 (REI/VG)

Agent Comments

3
 1
 2

Price: \$750,000
Method: Private Sale
Date: 20/05/2026
Property Type: House
Land Size: 432 sqm approx



15 Horatio Ct LILYDALE 3140 (REI)

Agent Comments

3
 1
 2

Price: \$842,000
Method: Private Sale
Date: 12/05/2026
Property Type: House (Res)



61 Queen Rd LILYDALE 3140 (REI)

Agent Comments

3
 1
 2

Price: \$805,000
Method: Private Sale
Date: 11/02/2026
Property Type: House
Land Size: 1159 sqm approx

Account - Barry Plant | P: 03 9735 3300