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	1 Menindee Court, Lilydale Vic 3140

Indicative selling price

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

Range between $970,000 & $1,060,000

Median sale price

Median price $915,000 Property Type House Suburb Lilydale

Period - From 01/10/2024 to 30/09/2025 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	97 The Gateway LILYDALE 3140	$1,070,000	06/10/2025
2	16 Arwon Ct LILYDALE 3140	$1,021,000	01/10/2025
3	13 Chester St LILYDALE 3140	$1,000,000	18/08/2025

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: 10/12/2025 15:32

1 Menindee Court, Lilydale Vic 3140

Lachlan Williams
9722 9755
0414 582 556
teamwilliams@hoskins.com.au



4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 896 sqm approx

Agent Comments

Indicative Selling Price
$970,000 - $1,060,000
Median House Price
Year ending September 2025: $915,000

Comparable Properties



97 The Gateway LILYDALE 3140 (REI)

4 2 3

Price: $1,070,000
Method: Private Sale
Date: 06/10/2025
Property Type: House
Land Size: 769 sqm approx

Agent Comments



16 Arwon Ct LILYDALE 3140 (REI/VG)

4 2 2

Price: $1,021,000
Method: Private Sale
Date: 01/10/2025
Property Type: House
Land Size: 660 sqm approx

Agent Comments



13 Chester St LILYDALE 3140 (REI/VG)

4 2 2

Price: $1,000,000
Method: Private Sale
Date: 18/08/2025
Property Type: House (Res)
Land Size: 704 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

REIV THE DIFFERENCE | propertydata.com.au

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