Statement of Information
Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	206-208 Lylia Avenue, Mount Clear, Vic 3350

Indicative selling price

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

range between $795,000 & $845,000

Median sale price

Median price	$650,000	Property type	*House*	Suburb	Mount Clear

Period - From 01/12/2025 to 28/02/2026 Source PropTrack

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
9 Timbertop Drive, Mount Helen, VIC 3350	$810,000	07/11/2025
17 Tinworth Avenue, Mount Clear, VIC 3350	$795,000	26/02/2026
30 Timbertop Drive, Mount Helen, VIC 3350	$895,000	15/04/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on: 06/03/2026