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 Marana Close, Lilydale Vic 3140

Indicative selling price

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

Range between $790,000 & $850,000

Median sale price

Median price $903,500 Property Type House Suburb Lilydale

Period - From 01/04/2025 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	10 Mitchell Rd LILYDALE 3140	$840,000	18/04/2026
2	11 Norris Dr LILYDALE 3140	$820,000	12/12/2025
3	189 Nelson Rd LILYDALE 3140	$820,000	08/12/2025

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.~~

This Statement of Information was prepared on: 25/05/2026 12:46

5 Marana Close, Lilydale Vic 3140

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3 1 2

Property Type: House
Land Size: 865 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $850,000
Median House Price
Year ending March 2026: $903,500

Comparable Properties

10 Mitchell Rd LILYDALE 3140 (REI)

3 1 8

Price: $840,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 1094 sqm approx

Agent Comments



11 Norris Dr LILYDALE 3140 (REI/VG)

3 1 2

Price: $820,000
Method: Private Sale
Date: 12/12/2025
Property Type: House
Land Size: 918 sqm approx

Agent Comments

189 Nelson Rd LILYDALE 3140 (REI/VG)

3 1 3

Price: $820,000
Method: Private Sale
Date: 08/12/2025
Property Type: House (Res)
Land Size: 922 sqm approx

Agent Comments

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