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	6 Karabec Place, Lilydale Vic 3140

Indicative selling price

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

Range between $1,270,000 & $1,360,000

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	16 The Ridge LILYDALE 3140	$1,320,000	17/04/2026
2	9 Christa Ct LILYDALE 3140	$1,310,000	16/04/2026
3	37 The Ridge LILYDALE 3140	$1,320,000	03/04/2026

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: 25/05/2026 14:45

6 Karabec Place, Lilydale Vic 3140



4 2 4

Property Type: House (Res)
Land Size: 801 sqm approx

Agent Comments

Indicative Selling Price
$1,270,000 - $1,360,000
Median House Price
March quarter 2026: $950,000

Comparable Properties



16 The Ridge LILYDALE 3140 (REI)

4 2 2

Price: $1,320,000
Method: Private Sale
Date: 17/04/2026
Property Type: House (Res)
Land Size: 865 sqm approx

Agent Comments



9 Christa Ct LILYDALE 3140 (REI)

4 2 6

Price: $1,310,000
Method: Private Sale
Date: 16/04/2026
Property Type: House
Land Size: 1660 sqm approx

Agent Comments

37 The Ridge LILYDALE 3140 (REI)

4 2 2

Price: $1,320,000
Method: Private Sale
Date: 03/04/2026
Property Type: House (Res)
Land Size: 1791 sqm approx

Agent Comments

Account - Woodards | P: 0390563899

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