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	82 Lakeview Drive, Lilydale Vic 3140

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $900,000 Property Type House Suburb Lilydale

Period - From 08/10/2024 to 07/10/2025 Source Property Data

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	9 Tanikka Ct LILYDALE 3140	$1,100,000	22/09/2025
2	5 Blue Ridge Dr MOOROOLBARK 3138	$1,118,000	27/08/2025
3	6 Cameron Rd MOUNT EVELYN 3796	$1,060,000	25/07/2025

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: 08/10/2025 16:15

82 Lakeview Drive, Lilydale Vic 3140



Property Type: Land
Land Size: 850.85 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
08/10/2024 - 07/10/2025: $900,000

Comparable Properties



9 Tanikka Ct LILYDALE 3140 (REI)

4 2 2

Price: $1,100,000
Method: Private Sale
Date: 22/09/2025
Property Type: House
Land Size: 645 sqm approx

Agent Comments



5 Blue Ridge Dr MOOROOLBARK 3138 (REI)

4 2 2

Price: $1,118,000
Method: Private Sale
Date: 27/08/2025
Property Type: House
Land Size: 896 sqm approx

Agent Comments



6 Cameron Rd MOUNT EVELYN 3796 (REI/VG)

4 2 3

Price: $1,060,000
Method: Private Sale
Date: 25/07/2025
Property Type: House
Land Size: 929 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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