

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 WARATAH COURT LILYDALE VIC 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$897,500

Property type

House

Suburb

Lilydale

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

150 LAKEVIEW DRIVE LILYDALE VIC 3140	\$1,015,000	17-May-25
37 EUCALYPT DRIVE LILYDALE VIC 3140	\$1,150,000	26-May-25
11 BLUE RIDGE DRIVE MOOROOLBARK VIC 3138	\$1,100,000	16-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 15 July 2025



**150 LAKEVIEW DRIVE LILYDALE
VIC 3140**

Sold Price

^{RS}

\$1,015,000

Sold Date

17-May-25



4



2



2

Distance

0.18km



**37 EUCALYPT DRIVE LILYDALE VIC
3140**

Sold Price

^{RS}

\$1,150,000

Sold Date

26-May-25



4



2



2

Distance

0.07km



**11 BLUE RIDGE DRIVE
MOOROOLBARK VIC 3138**

Sold Price

^{RS}

\$1,100,000

Sold Date

16-Jun-25



4



2



2

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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