

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

32 The Ridge, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,380,000

&

\$1,480,000

Median sale price

Median price \$867,000

Property Type House

Suburb Lilydale

Period - From 01/04/2024

to

31/03/2025

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	35 Johns Cr MOUNT EVELYN 3796	\$1,300,000	17/04/2025
2	246 Swansea Rd MOUNT EVELYN 3796	\$1,495,000	03/03/2025
3			

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:

11/06/2025 14:09



4 2 2

Property Type: House

Agent Comments

Comparable Properties



35 Johns Cr MOUNT EVELYN 3796 (REI)

Agent Comments

5 3 2

Price: \$1,300,000

Method: Private Sale

Date: 17/04/2025

Property Type: House

Land Size: 2310 sqm approx



246 Swansea Rd MOUNT EVELYN 3796 (REI)

Agent Comments

6 3 3

Price: \$1,495,000

Method: Private Sale

Date: 03/03/2025

Property Type: House (Res)

Land Size: 2752 sqm approx

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.