

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

16 Melody Close, Lilydale Vic 3140

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$903,500 Property Type House Suburb Lilydale

Period - From 01/07/2025 to 30/06/2026 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	12 The Midway LILYDALE 3140	\$823,000	06/06/2026
2	7 Prudence Ct LILYDALE 3140	\$890,000	13/05/2026
3	44 Clearwater Dr LILYDALE 3140	\$940,500	27/03/2026

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:

14/09/2026 15:01



 3  2  1

Property Type: House (Res)

Land Size: 486 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median House Price

Year ending June 2026: \$903,500

Comparable Properties



12 The Midway LILYDALE 3140 (REI)

Agent Comments

 2  1  2

Price: \$823,000

Method: Auction Sale

Date: 06/06/2026

Property Type: House

Land Size: 650 sqm approx



7 Prudence Ct LILYDALE 3140 (REI)

Agent Comments

 4  2  2

Price: \$890,000

Method: Private Sale

Date: 13/05/2026

Property Type: House (Res)

Land Size: 587 sqm approx



44 Clearwater Dr LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$940,500

Method: Private Sale

Date: 27/03/2026

Property Type: House

Land Size: 682 sqm approx