

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

4 VEGA CLOSE 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

Suburb

Lilydale

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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

14 ATHLONE STREET LILYDALE VIC 3140	\$715,000	10-Feb-26
495 MAROONDAH HIGHWAY LILYDALE VIC 3140	\$692,000	12-Dec-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: 04 May 2026



14 ATHLONE STREET LILYDALE VIC 3140

3 1 1

Sold Price **\$715,000** Sold Date **10-Feb-26**

Distance **1.67km**



495 MAROONDAH HIGHWAY LILYDALE VIC 3140

3 1 1

Sold Price **\$692,000** Sold Date **12-Dec-25**

Distance **0.58km**

RS = Recent sale **UN** = Undisclosed Sale

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