

Statement of Information

Single residential property located in the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**Address
Including suburb and
postcode

5 LEIGH CLOSE, LILYDALE, VIC 3140

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$960,000 to \$1,050,000

Median sale price

Median price	\$993,000	Property type	House	Suburb	Lilydale
Period - From	01/04/2025	to	31/03/2026	Source	

Comparable property sales

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) 26 HERITAGE DR, LILYDALE, VIC 3140	\$980,000	14/05/2026
2) 12 TANGERMERE PL, LILYDALE, VIC 3140	\$1,005,000	01/04/2026
3) 20 VERINA WAY, LILYDALE, VIC 3140	\$1,120,000	14/03/2026

This Statement of Information was prepared on: 11/06/2026