

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

6 Karabec Place, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,290,000

&

\$1,375,000

Median sale price

Median price \$950,000

Property Type House

Suburb Lilydale

Period - From 01/01/2026

to

31/03/2026

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.

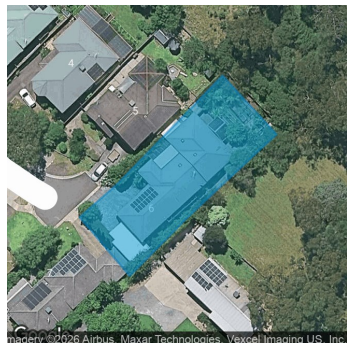
	Address of comparable property	Price	Date of sale
1	16 The Ridge LILYDALE 3140	\$1,320,000	20/04/2026
2	19 The Ridge LILYDALE 3140	\$1,310,000	05/03/2026
3	20 Harmony CI LILYDALE 3140	\$1,330,000	18/11/2025

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:

06/05/2026 12:33



 4  2  4

Property Type: House (Res)

Land Size: 801 sqm approx

Agent Comments

Indicative Selling Price

\$1,290,000 - \$1,375,000

Median House Price

March quarter 2026: \$950,000

Comparable Properties



16 The Ridge LILYDALE 3140 (REI)

Agent Comments

 4  2  2

Price: \$1,320,000

Method: Private Sale

Date: 20/04/2026

Property Type: House

Land Size: 865 sqm approx



19 The Ridge LILYDALE 3140 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,310,000

Method: Private Sale

Date: 05/03/2026

Property Type: House (Res)

Land Size: 1049 sqm approx



20 Harmony CI LILYDALE 3140 (VG)

Agent Comments

 4  -  -

Price: \$1,330,000

Method: Sale

Date: 18/11/2025

Property Type: House (Res)

Land Size: 1017 sqm approx

Account - Woodards | P: 0390563899