

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

7 BEAULIEU AVENUE 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

\$1,290,000

&

\$1,390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Lilydale

Period-from

01 Jun 2025

to

31 May 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

37 THE RIDGE LILYDALE VIC 3140	\$1,320,000	30-Apr-26
37 BLUE RIDGE DRIVE MOOROOLBARK VIC 3138	\$1,250,000	29-Mar-26
18 NERYL COURT MOOROOLBARK VIC 3138	\$1,325,000	21-Mar-26

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: 12 June 2026



37 THE RIDGE LILYDALE VIC 3140

Sold Price

RS\$1,320,000

Sold Date

30-Apr-26

4

2

2

Distance

0.57km



37 BLUE RIDGE DRIVE
MOOROOLBARK VIC 3138

Sold Price

\$1,250,000

Sold Date

29-Mar-26

5

2

2

Distance

0.61km



18 NERYL COURT MOOROOLBARK
VIC 3138

Sold Price

RS\$1,325,000UN

Sold Date

21-Mar-26

5

3

2

Distance

0.65km

RS = Recent saleUN = Undisclosed Sale

DISCLAIMER The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.