

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

44 Clearwater Drive, Lilydale Vic 3140

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$900,000 Property Type House Suburb Lilydale

Period - From 11/03/2025 to 10/03/2026 Source Property Data

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	133 Landscape Dr MOOROOLBARK 3138	\$945,000	03/12/2025
2	1 Clearwater Dr LILYDALE 3140	\$910,000	23/09/2025
3	2 Rory Ct LILYDALE 3140	\$1,000,000	12/09/2025

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:

11/03/2026 17:27



Property Type:
Divorce/Estate/Family Transfers
Land Size: 682 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
11/03/2025 - 10/03/2026: \$900,000

Comparable Properties



133 Landscape Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$945,000
Method: Private Sale
Date: 03/12/2025
Property Type: House
Land Size: 867 sqm approx



1 Clearwater Dr LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 23/09/2025
Property Type: House
Land Size: 655 sqm approx



2 Rory Ct LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 12/09/2025
Property Type: House
Land Size: 627 sqm approx

Account - Barry Plant | P: 03 9735 3300