

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

12 Tangermere Place, Lilydale Vic 3140

Indicative selling price

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

Range between \$950,000 & \$1,020,000

Median sale price

Median price \$884,000 Property Type House Suburb Lilydale

Period - From 01/01/2025 to 31/12/2025 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	64 Blue Ridge Dr MOOROOLBARK 3138	\$1,030,000	31/01/2026
2	2 Regent Av MOOROOLBARK 3138	\$1,020,000	31/10/2025
3	24 Whernside Ct MOOROOLBARK 3138	\$999,000	23/10/2025

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:

18/03/2026 13:32



 4  2  2

Property Type: House

Land Size: 752 sqm approx

Agent Comments

Comparable Properties



64 Blue Ridge Dr MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  2

Price: \$1,030,000

Method: Private Sale

Date: 31/01/2026

Property Type: House (Res)

Land Size: 607 sqm approx



2 Regent Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,020,000

Method: Private Sale

Date: 31/10/2025

Property Type: House (Res)

Land Size: 649 sqm approx



24 Whernside Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4  2  4

Price: \$999,000

Method: Private Sale

Date: 23/10/2025

Property Type: House

Land Size: 658 sqm approx