

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 Prudence Court, Lilydale Vic 3140

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$906,000 Property Type House Suburb Lilydale

Period - From 22/04/2025 to 21/04/2026 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	2 Nambour Dr MOOROOLBARK 3138	\$850,000	18/03/2026
2	10 Cobden Cr LILYDALE 3140	\$871,000	21/01/2026
3	145A Landscape Dr MOOROOLBARK 3138	\$855,500	19/11/2025

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: 22/04/2026 10:02



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Property Type: House
Land Size: 587 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$900,000
Median House Price
 22/04/2025 - 21/04/2026: \$906,000

Comparable Properties



2 Nambour Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4
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Price: \$850,000
Method: Private Sale
Date: 18/03/2026
Property Type: House
Land Size: 444 sqm approx



10 Cobden Cr LILYDALE 3140 (REI)

Agent Comments

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Price: \$871,000
Method: Private Sale
Date: 21/01/2026
Property Type: House



145A Landscape Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$855,500
Method: Private Sale
Date: 19/11/2025
Property Type: House
Land Size: 442 sqm approx

Account - Barry Plant | P: 03 9735 3300