

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

13 THE RIDGE 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

\$980,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$922,000

Property type

House

Suburb

Lilydale

Period-from

01 Jan 2025

to

31 Dec 2025

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

24 WHERNSIDE COURT MOOROOLBARK VIC 3138	\$999,000	23-Oct-25
2 REGENT AVENUE MOOROOLBARK VIC 3138	\$1,020,000	08-Nov-25
7 GREEN STREET MOOROOLBARK VIC 3138	\$1,035,000	01-Nov-25

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: 21 January 2026



**24 WHERNSIDE COURT
 MOOROOLBARK VIC 3138**

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Sold Price **\$999,000** Sold Date **23-Oct-25**

Distance **1.22km**

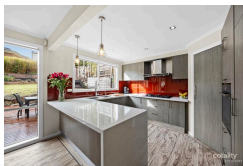


**2 REGENT AVENUE
 MOOROOLBARK VIC 3138**

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Sold Price ^{RS} **\$1,020,000** Sold Date **08-Nov-25**

Distance **1.51km**



**7 GREEN STREET MOOROOLBARK
 VIC 3138**

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Sold Price ^{RS} **\$1,035,000** Sold Date **01-Nov-25**

Distance **1.95km**



**5 TONY PLACE MOOROOLBARK
 VIC 3138**

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Sold Price **\$1,030,000** Sold Date **03-Sep-25**

Distance **1.86km**

RS = Recent sale UN = Undisclosed Sale

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