

## 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

15 PARKSIDE CLOSE LILYDALE VIC 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Lilydale

Period-from

01 Mar 2025

to

28 Feb 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 25A BRAMWELL STREET LILYDALE VIC 3140    | \$840,000 | 24-Nov-25 |
| 36 CLEARWATER DRIVE LILYDALE VIC 3140    | \$925,000 | 26-Dec-25 |
| 18A BRADMAN AVENUE MOUNT EVELYN VIC 3796 | \$907,000 | 09-Oct-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: 03 March 2026



25A BRAMWELL STREET LILYDALE VIC 3140

Sold Price
\$840,000
Sold Date
24-Nov-25

4

2

2

Distance
0.16km



36 CLEARWATER DRIVE LILYDALE VIC 3140

Sold Price
\$925,000
Sold Date
26-Dec-25

3

2

1

Distance
1.92km



18A BRADMAN AVENUE MOUNT EVELYN VIC 3796

Sold Price
\$907,000
Sold Date
09-Oct-25

4

2

2

Distance
1.39km



490 MAROONDAH HIGHWAY LILYDALE VIC 3140

Sold Price
\$883,000
Sold Date
20-Nov-25

3

2

1

Distance
1.43km

RS = Recent sale
UN = Undisclosed Sale

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