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	8/17 Mccomb Street, Lilydale Vic 3140

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $620,000 Property Type Unit Suburb Lilydale

Period - From 01/04/2025 to 30/06/2025 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	7/71 Anderson St LILYDALE 3140	$600,000	28/08/2025
2	4/72 Clarke St LILYDALE 3140	$585,000	27/04/2025
3	3/38 The Eyrie LILYDALE 3140	$592,000	17/04/2025

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: 02/10/2025 12:18

8/17 Mccomb Street, Lilydale Vic 3140



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$550,000 - $600,000
Median Unit Price
June quarter 2025: $620,000

Comparable Properties

7/71 Anderson St LILYDALE 3140 (REI/VG)

2 1 1

Price: $600,000
Method: Private Sale
Date: 28/08/2025
Property Type: Townhouse (Res)

Agent Comments



4/72 Clarke St LILYDALE 3140 (REI/VG)

2 2 1

Price: $585,000
Method: Private Sale
Date: 27/04/2025
Property Type: Townhouse (Res)

Agent Comments



3/38 The Eyrie LILYDALE 3140 (REI/VG)

2 2 1

Price: $592,000
Method: Private Sale
Date: 17/04/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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