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	3/2 Summit Road, Lilydale Vic 3140

Indicative selling price

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

Single price $489,950

Median sale price

Median price $622,500 Property Type Unit Suburb Lilydale

Period - From 02/12/2024 to 01/12/2025 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	4/6 McComb St LILYDALE 3140	$500,000	07/09/2025
2			
3			

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: 02/12/2025 09:05

3/2 Summit Road, Lilydale Vic 3140



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$489,950
Median Unit Price
02/12/2024 - 01/12/2025: $622,500

Comparable Properties



4/6 McComb St LILYDALE 3140 (REI/VG)

2 1 2

Price: $500,000
Method: Private Sale
Date: 07/09/2025
Property Type: Unit
Land Size: 150 sqm approx

Agent Comments

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.

Account - Barry Plant | P: 03 9735 3300

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