

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

6/19 McComb Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$540,000

&

\$590,000

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	6/13 Nicholas St LILYDALE 3140	\$550,000	09/06/2025
2	2 Dylan Cl LILYDALE 3140	\$575,000	29/04/2025
3	4/72 Clarke St LILYDALE 3140	\$585,000	27/04/2025

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:

11/09/2025 13:28



 2  2  1

Property Type: House

Agent Comments

Indicative Selling Price

\$540,000 - \$590,000

Median Unit Price

June quarter 2025: \$620,000

Comparable Properties



6/13 Nicholas St LILYDALE 3140 (REI)

Agent Comments

 2  2  1

Price: \$550,000

Method: Private Sale

Date: 09/06/2025

Property Type: Townhouse (Res)



2 Dylan CI LILYDALE 3140 (REI/VG)

Agent Comments

 2  2  1

Price: \$575,000

Method: Private Sale

Date: 29/04/2025

Property Type: Townhouse (Single)



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

Agent Comments

 2  2  1

Price: \$585,000

Method: Private Sale

Date: 27/04/2025

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9735 3300