

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

3/21 McComb Street, Lilydale Vic 3140

Indicative selling price

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

Single price

\$569,950

Median sale price

Median price

\$642,000

Property Type

Unit

Suburb

Lilydale

Period - From

01/07/2025

to

30/09/2025

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	9/6 Berwick St LILYDALE 3140	\$570,000	18/09/2025
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:

23/10/2025 16:06



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Property Type: House
Agent Comments

Indicative Selling Price
\$569,950
Median Unit Price
September quarter 2025: \$642,000

Comparable Properties



9/6 Berwick St LILYDALE 3140 (REI/VG)

Agent Comments

2 1 1

Price: \$570,000
Method: Private Sale
Date: 18/09/2025
Property Type: Townhouse (Res)

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.