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	4/8 Nicholas Street, Lilydale Vic 3140

Indicative selling price

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

Range between $550,000 & $605,000

Median sale price

Median price $642,500 Property Type Townhouse 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	3/21 Mccomb St LILYDALE 3140	$595,000	14/11/2025
2	8/17 Mccomb St LILYDALE 3140	$590,000	28/10/2025
3	6/19 McComb St LILYDALE 3140	$560,000	23/10/2025

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: 02/12/2025 09:19

4/8 Nicholas Street, Lilydale Vic 3140



Property Type:
Agent Comments

Indicative Selling Price
$550,000 - $605,000
Median Townhouse Price
02/12/2024 - 01/12/2025: $642,500

Comparable Properties



3/21 Mccomb St LILYDALE 3140 (REI)

2 2 1

Price: $595,000
Method: Private Sale
Date: 14/11/2025
Property Type: House (Res)

Agent Comments



8/17 Mccomb St LILYDALE 3140 (REI/VG)

2 2 1

Price: $590,000
Method: Private Sale
Date: 28/10/2025
Property Type: House (Res)

Agent Comments



6/19 McComb St LILYDALE 3140 (REI)

2 2 1

Price: $560,000
Method: Private Sale
Date: 23/10/2025
Property Type: House

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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