

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

6/8 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 \$650,000 Property Type Townhouse Suburb Lilydale

Period - From 14/01/2025 to 13/01/2026 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:

14/01/2026 15:59



Property Type:

Agent Comments

Indicative Selling Price

\$550,000 - \$605,000

Median Townhouse Price

14/01/2025 - 13/01/2026: \$650,000

Comparable Properties



3/21 Mccomb St LILYDALE 3140 (REI/VG)



Agent Comments

Price: \$595,000

Method: Private Sale

Date: 14/11/2025

Property Type: House (Res)



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



Agent Comments

Price: \$590,000

Method: Private Sale

Date: 28/10/2025

Property Type: House (Res)



6/19 McComb St LILYDALE 3140 (REI/VG)



Agent Comments

Price: \$560,000

Method: Private Sale

Date: 23/10/2025

Property Type: House

Account - Barry Plant | P: 03 9735 3300