

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

2/17 McComb Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$639,000 Property Type Townhouse Suburb Lilydale

Period - From 12/08/2025 to 11/08/2026 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	3/62 Castella St LILYDALE 3140	\$590,000	21/07/2026
2	10/17 McComb St LILYDALE 3140	\$605,000	16/04/2026
3	3/19 McComb St LILYDALE 3140	\$590,000	26/03/2026

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:

12/08/2026 13:16



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Townhouse Price
12/08/2025 - 11/08/2026: \$639,000

Comparable Properties



3/62 Castella St LILYDALE 3140 (REI)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 21/07/2026
Property Type: Unit

10/17 McComb St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$605,000
Method: Private Sale
Date: 16/04/2026
Property Type: Townhouse (Res)
Land Size: 179 sqm approx



3/19 McComb St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 26/03/2026
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9735 3300