

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

9/19 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

09/09/2025

to

08/09/2026

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	2/17 McComb St LILYDALE 3140	\$585,000	19/08/2026
2	3/62 Castella St LILYDALE 3140	\$590,000	21/07/2026
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:

09/09/2026 22:13



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Property Type: Townhouse
(Single)

[Agent Comments](#)

Indicative Selling Price

\$550,000 - \$600,000

Median Townhouse Price

09/09/2025 - 08/09/2026: \$639,000

Comparable Properties



2/17 McComb St LILYDALE 3140 (REI)

[Agent Comments](#)

 2  2  1

Price: \$585,000

Method: Private Sale

Date: 19/08/2026

Property Type: Townhouse (Res)



3/62 Castella St LILYDALE 3140 (REI/VG)

[Agent Comments](#)

 2  2  1

Price: \$590,000

Method: Private Sale

Date: 21/07/2026

Property Type: Unit



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

[Agent Comments](#)

 2  2  1

Price: \$590,000

Method: Private Sale

Date: 26/03/2026

Property Type: Townhouse (Res)