Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1/21 Mccomb Street, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between \$590,000	&	\$640,000
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Median sale price

Median price	\$595,000	Pro	perty Type	Jnit		Suburb	Lilydale
Period - From	01/10/2024	to	31/12/2024		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

Address of comparable property		Price	Date of sale
1	6 Surat PI LILYDALE 3140	\$605,000	15/01/2025
2	2/26 Mccomb St LILYDALE 3140	\$622,000	29/11/2024
3	1/17 Pine St LILYDALE 3140	\$642,000	29/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/03/2025 10:11













Property Type: Townhouse

Agent Comments

Indicative Selling Price \$590,000 - \$640,000 **Median Unit Price** December quarter 2024: \$595,000

Comparable Properties



6 Surat PI LILYDALE 3140 (REI/VG)

Agent Comments

Price: \$605,000 Method: Private Sale Date: 15/01/2025

Property Type: Townhouse (Single) Land Size: 105 sqm approx



2/26 Mccomb St LILYDALE 3140 (REI/VG)

2





Agent Comments

Price: \$622,000 Method: Private Sale Date: 29/11/2024 Property Type: Unit

Land Size: 111 sqm approx



1/17 Pine St LILYDALE 3140 (REI/VG)

Agent Comments

Price: \$642,000 Method: Private Sale Date: 29/10/2024

Property Type: Townhouse (Single)

Account - Woodards | P: 0390563899





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