Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	12/17 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 \$650,000 &	\$700,000
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Median sale price

Median price	\$915,000	Pro	perty Type	House		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

Aut	areas or comparable property	1 1100	Date of Sale
1	5 Sheppards La CHIRNSIDE PARK 3116	\$700,000	19/12/2024
2	6 Kuro PI LILYDALE 3140	\$677,500	06/11/2024
3	8 Arna Mews LILYDALE 3140	\$690,000	17/10/2024

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:	12/02/2025 12:14



Date of sale











Property Type: House - Attached

House N.E.C.

Agent Comments

Indicative Selling Price \$650,000 - \$700,000 **Median House Price** December quarter 2024: \$915,000

Comparable Properties



5 Sheppards La CHIRNSIDE PARK 3116 (REI)







Price: \$700,000 Method: Private Sale Date: 19/12/2024 Property Type: House Land Size: 347 sqm approx **Agent Comments**



6 Kuro PI LILYDALE 3140 (REI/VG)

Price: \$677,500 Method: Private Sale Date: 06/11/2024 Property Type: House







Agent Comments

8 Arna Mews LILYDALE 3140 (VG)



Price: \$690,000 Method: Sale Date: 17/10/2024

Property Type: House (Res) Land Size: 147 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300





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