

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

2/26 MCCOMB STREET, LILYDALE, VIC 3140

Indicative selling price

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

Price Range:

\$560,000

to

\$590,000

Median sale price

Median price

\$630,250

Property type

UNIT

Suburb

LILYDALE

Period - From

01/10/2023

to

30/09/2024

Source



Comparable property sales

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) 14 BERWICK ST, LILYDALE, VIC 3140	\$599,999	24/10/2024
2) 1/44 CLARKE ST, LILYDALE, VIC 3140	\$590,000	16/10/2024
3) 15 ALBERT HILL RD, LILYDALE, VIC 3140	\$570,000	15/10/2024

This Statement of Information was prepared on: 07/11/2024